

Truuli



Parry Road, London, SE25

£475,000 Freehold

- Easy commutable distance to Norwood Junction mainline station
- Off street parking
- Close proximity to all local amenities & transportation
- Good decorative order
- Large kitchen/dining room
- End of terrace house

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

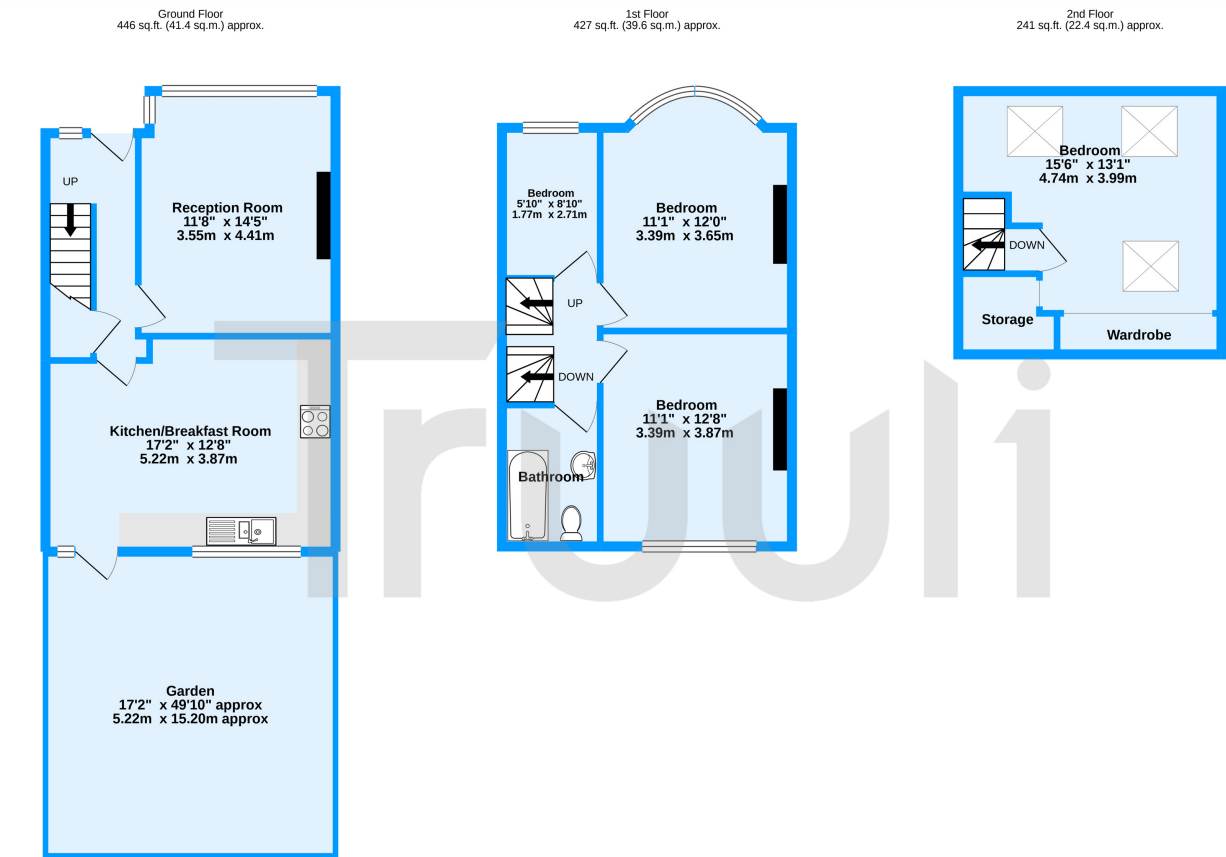
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*** Vendors comments*** "After viewing many properties when I was looking for a home, I was drawn to Parry Road because of the locality to Norwood Junction station and its fast trains to London Bridge for work. I was instantly attracted to the large open kitchen dining room as I like to cook and entertain my family and friends when they come for functions. I have redecorated the house by painting wood work and varnishing the wood floors, with a new roof to the outbuilding and electrical rewiring of the house. I have the benefit of being able to park one car on my drive and also another in front of the drive. Additionally, the house is at the end of a dead end road so its always peaceful. I absolutely love the area. Having the quiet meadow next door is very nice and I have taken many gentle strolls through it to admire the far reaching views of London. Grangewood Park is also just behind me here and its perfect for any naturist and it also includes an outside gym and football court. I hope the new owners will be as happy as myself and my son have been here over the years. I am now moving to Oxfordshire to downsize and semi retire".



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TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Predicted	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C			(69 to 80) C		
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England, Wales & N.Ireland			England, Wales & N.Ireland		

