

# Truuli



## Old Palace Road, Croydon, Surrey, CR0

£400,000 Freehold

- Two Bathrooms
- End of terrace house
- Delightful garden
- Large sash windows throughout
- Lots of nice bars and restaurants are close by
- Close proximity to West Croydon and East Croydon stations
- Built in storage throughout
- Potential to extend in the loft and to the rear

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

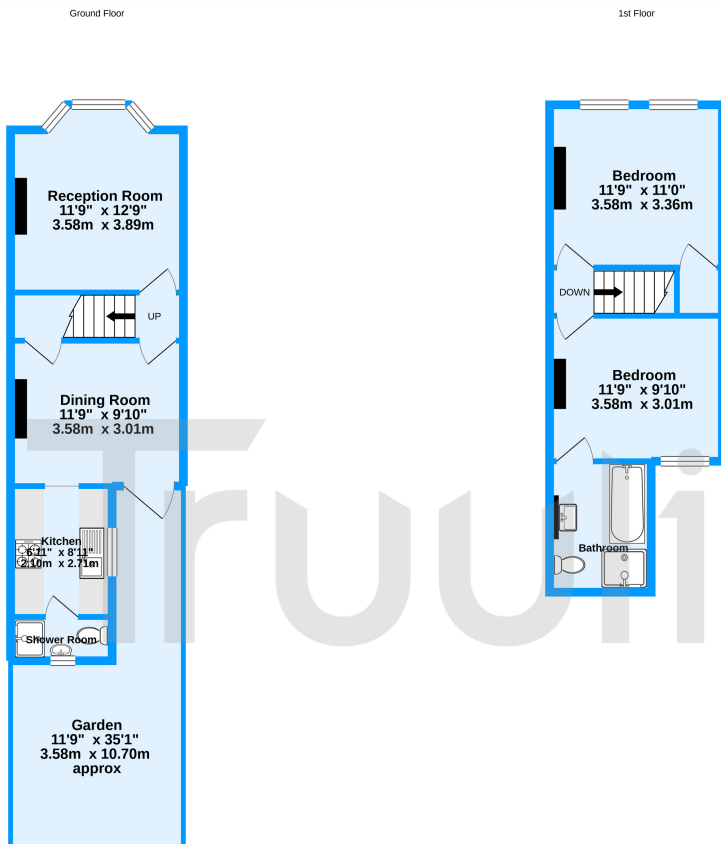
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£400,000 Freehold

\*\*\* Vendor's Comments:\*\*\* "I've grown up in Croydon and have friends and family here, I love Croydon and it's a really up and coming area. The house is in a very central location with lots of good shops a stones throw away. Up the road you have Surrey Street Market which has a market with fresh fruit and veg 6 days a week. There is also lots of nice bars and restaurants close by and it is a 10 minute walk to Boxpark with lots of really good food and events. The transport connections are great. It is a 10 minute walk to either East Croydon or West Croydon (Overground) which have trains to London Bridge and Victoria which take 15/20 minutes. I loved this property as although it's so central it's on a very quiet one way street which is part of a conservation road and home to a blue plaque as the Archbishop of Canterbury lived across the road hundreds of years ago. The house has large sash windows throughout and is really bright and airy. There is a cathedral nearby and you can faintly here the bells which adds to its charm. The house has recently been decorated with Laura Ashley tiles in the kitchen, a downstairs shower room and real wood flooring in the living and dining room. We also installed a new front door which is black with a gold lion knocker and black and white tiles on the step. The dining room has built in shelving units with a cabinet and a big under stair storage and a back door leading to the garden which has new fences, a patio top and bottom and faux grass. The kitchen has a lot of cabinet storage and an integrated; fridge, washing machine, oven and dishwasher. Just off the kitchen you have a downstairs shower room with a W/C and sink. The living room has a bay window and French wooden shutters and a working fireplace. Upstairs you have the master bedroom to the front with a built in closet plus 2 big sash windows and at the back you have the 2nd bedroom with access to a bathroom with a bath, separate shower, W/C and sink. On the landing you have access to the attic with plenty of storage and the potential for an attic conversion. The property comes with the freehold and is a great first time buy."



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Predicted
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	86		0
57			
<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>	

