

# Truuli



## Birdhurst Road, South Croydon, Surrey, CR2 7EE

£525,000 Freehold

- Close proximity to the High Street and the popular "Restaurant Quarter"
- Both South & East Croydon Rail Station are within easy reach
- A selection of parks are nearby
- Abundance of light throughout
- Peaceful and sheltered garden
- Off street parking
- Popular road
- Town house
- Three double bedrooms

Southbridge Place, Surrey, CR0 4HA

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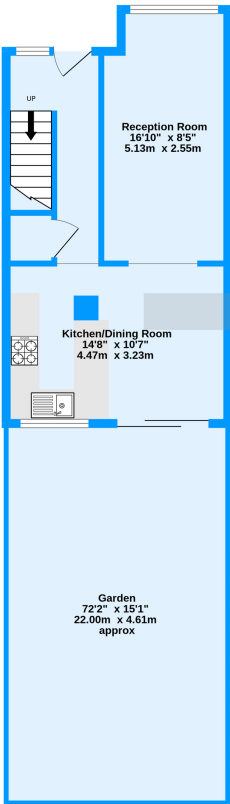
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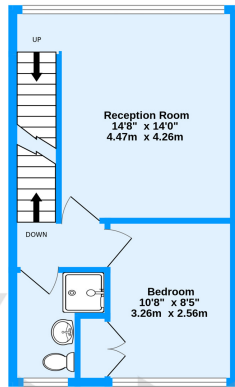
\*\*\*Vendor's comments:\*\*\* We have lived in this house for six years, which is a year longer than we originally planned, but we love it here and haven't felt in a rush to move.

We have great neighbours and are close to both East Croydon and South Croydon stations, which is brilliant for travelling both north and south by train. The tram stop at Lloyd Park is convenient for trips to Beckenham or Wimbledon and there are restaurants and shops within walking distance."

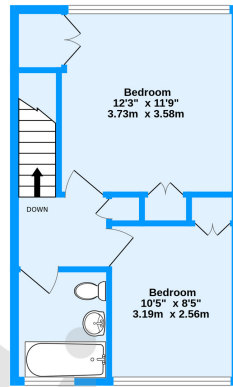
Ground Floor  
379 sq.ft. (35.2 sq.m.) approx.



1st Floor  
362 sq.ft. (33.7 sq.m.) approx.



2nd Floor  
361 sq.ft. (33.6 sq.m.) approx.



Robins Court, Birdhurst Road, Croydon, CR0  
TOTAL FLOOR AREA: 1102 sq.ft. (102.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

