

# Truuli



**Elmfield Way, South Croydon, Surrey, CR2 0EG**

£975,000 Freehold

- Great views of Croham Hurst
- Separate annexe to the side of the property
- Well maintained family home
- Tree lined road
- Local family run shops close by
- Four bathrooms one is an en suite

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Elmfield Way, South Croydon, Surrey, CR2 0EG

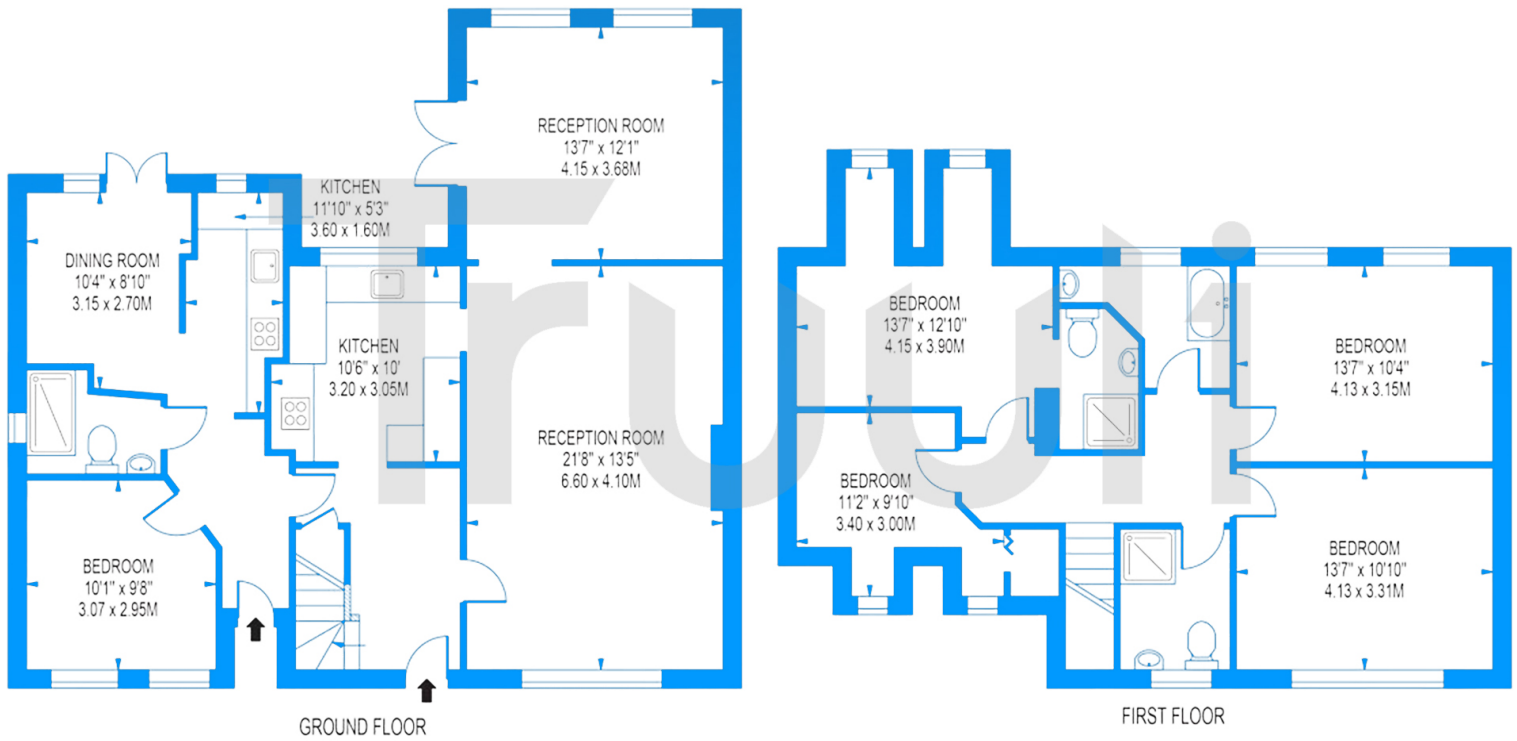
£975,000 Freehold

\*\*\* Vendors comments \*\*\* "We bought this property in August 2009, following Denise's father having suffered a stroke. Finding a property with a purpose-built annexe was difficult, however, Elmfield Way was ideal for Denise's parents, giving them independence with separate access along with connection to the main house and access to the rear garden

We are moving to West Sussex to assist our daughter in looking after our autistic grandson. If this wasn't necessary, we would not move, as the area is a great place to live. We have good neighbours and many friends at Croham Hurst Golf Club. We also enjoy the excellent local restaurants".

## Elmfield Way, South Croydon, CR2

Approx Gross Floor Area : 1790 sq.ft (166.28 sq.m)



Measurements are approximate. Not to scale. Illustrative purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>68</b>
(39-54)	<b>E</b>	<b>54</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	

