

Truuli



Croham Valley Road, South Croydon, Surrey, CR2 7RE

£600,000 Freehold

- Safe, peaceful environment to raise children with excellent local facilities and parks
- Nearby Selsdon Golf Club and Croham Hurst Golf Club for leisure and recreation
- Access to top-rated private and state schools, ensuring quality education options
- Ideal for city workers — suburban living with London access
- 15-20 mins to London Bridge and

• Close to Littleheath woods, Croham Hurst Woods

Victoria by train
• Fast, direct transport links

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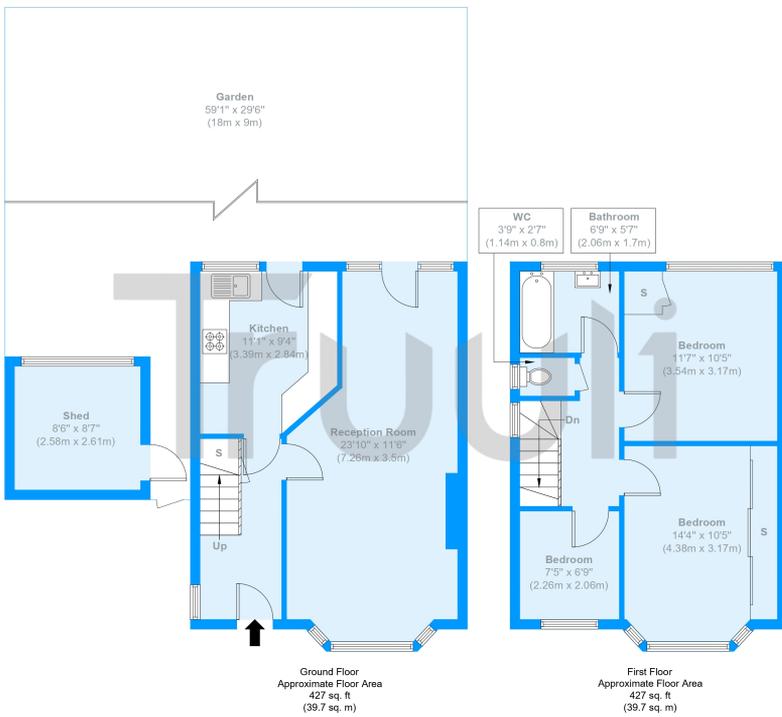
*** Vendor comments*** "After 60 wonderful years in this home, I've made the decision to move closer to my family. At 92 years old, saying goodbye isn't easy, but I'm filled with gratitude for all the memories and love this house has given me.

The heart of this home has always been its incredible community. Over the years, my neighbours have become like family, and together we've created a place where everyone feels connected and cared for.

Surrounded by beautiful green spaces like Littleheath and Croham Hurst Woods, this home offers the perfect mix of tranquillity and convenience. It's just a short drive to Sainsbury's, excellent local schools, and with quick train access to London, everything is within reach. Whether you enjoy quiet nature walks, golf, or easy access to the city, this area has it all.

This home has brought me immense happiness, and I know it will do the same for whoever is lucky enough to make it their own."

Croham Valley Road



Approximate Gross Internal Area = 79.4 sq m / 855 sq ft

Shed = 6.7 sq m / 72 sq ft

Total = 86.1 sq m / 927 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

