

Truuli



Weybourne Place, South Croydon, Surrey, CR2 0RZ

£1,000,000 Freehold

- Located on a private road with only four houses
- 10 mins walking distance to Sanderstead and Purely Oaks Stations
- Close to Purley golf club
- 8 high quality solar panels
- EPC Rating: B
- Eco water installation
- Eco friendly features
- Private access to Purley Beeches
- Two en-suite bathrooms

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

Email: save@truuli.co.uk Web: www.truuli.co.uk

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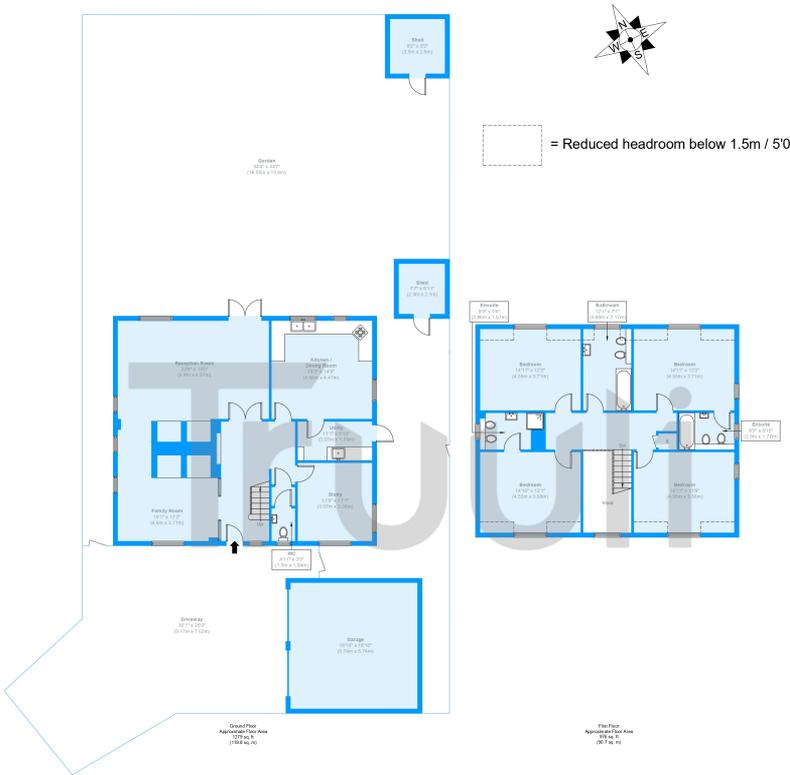
£1,000,000 Freehold

Vendor comments "Elmwood has been a beloved family home—full of joy, comfort and connection to nature. Tucked away in a peaceful cul-de-sac of just four houses, it backs directly onto the beautiful Purley Beeches woodland, with a private gate from the garden into the trees. It feels like your own slice of nature, right on your doorstep.

Designed with the future in mind, Elmwood reflects my late husband's passion for sustainable living. It features 8 high-quality solar panels, a B-rated EPC, an efficient Air Source Heat Pump and a Pure water filtration system—each choice reducing costs and environmental impact while enhancing everyday comfort. The location is just as thoughtful—only a 10-minute walk to both Purley Oaks and Sanderstead stations for quick access to London and close to shops, cafés, playgrounds and clubs.

This is a place where we celebrated life's big and small moments, surrounded by nature and a welcoming community. Elmwood isn't just a house—it's a smart, sustainable way of living. I hope it brings its next owners the same peace and happiness it gave us."

Weybourne Place



Approximate Gross Internal Area = 209.5 sq m / 2255 sq ft
 Garage = 33 sq m / 355 sq ft
 Sheds = 11.1 sq m / 119 sq ft
 Restricted head height = 6.7 sq m / 72 sq ft
 Total = 260.3 sq m / 2802 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		
(69-80)	C		81
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

