

Truuli



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

£750,000 Freehold

- Bright and versatile living areas
- Energy efficient living
- Loft with huge potential
- Stylish, modern kitchen
- Green and leafy surroundings
- Local shops, cafés, and amenities
- Several well-rated primary and secondary schools nearby
- East Croydon Station nearby with fast trains to Central London, Gatwick Airport, and the South Coast

just minutes away

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Vendor comments "We've called this house our home for many wonderful years, raising our family of five within its walls. It's where life happened: birthday parties in the garden, late-night kitchen chats and peaceful Sunday mornings with coffee and birdsong.

The layout has suited every stage of family life, with two bright reception rooms perfect for gathering or retreating, a newly fitted kitchen at the heart of it all, and the convenience of a ground-floor WC. Upstairs, there are three bedrooms and two full bathrooms, plus a spacious loft -ready to be transformed and offering flexibility for the future.

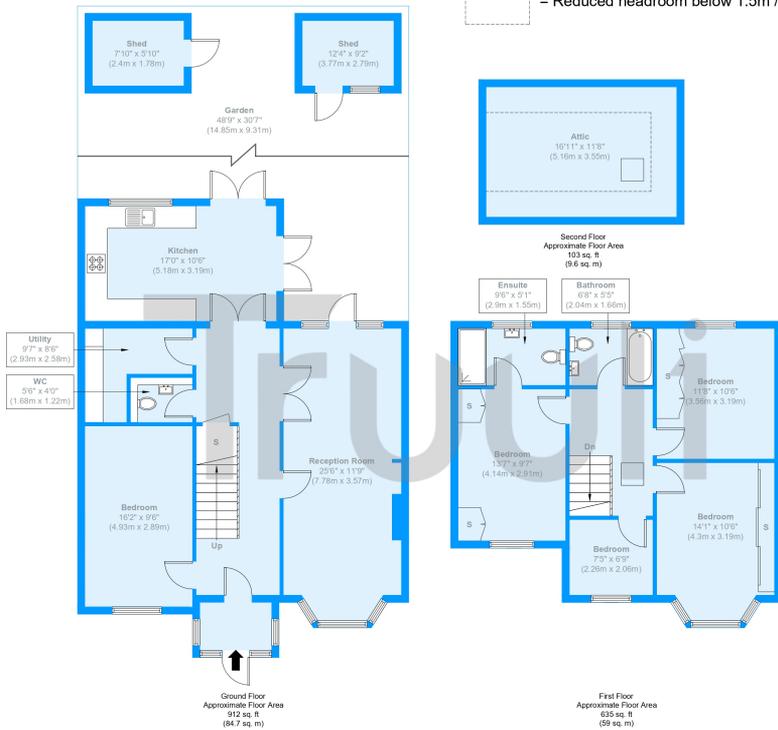
Set in a peaceful, well-connected location with top-rated schools nearby and fast access to Central London via East Croydon, this home combines comfort with convenience. With an EPC rating of C (potential B), you'll enjoy improved energy efficiency, lower bills, and a smaller carbon footprint.

Now it's time for a new chapter. If you're looking for a warm, well-loved home with space to grow and dream, we truly believe you've found it."

Croham Valley Road



= Reduced headroom below 1.5m / 5'0"



Approximate Gross Internal Area = 153.3 sq m / 1650 sq ft

Restricted head height = 8.7 sq m / 94 sq ft

Sheds = 8.8 sq m / 95 sq ft

Total = 170.8 sq m / 1838 sq ft

The Floor Plan is provided for illustrative purposes only. The plan has been prepared in accordance with the relevant Building Regulations and should not be relied on. Maximum lengths and widths are represented on the floor plan. If you are in any doubt, please contact your estate agent for a mission your own inspection of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

