

Truuli



Westcombe Avenue, Croydon, Surrey, CR0

£450,000 Freehold

- Chain free family home
- Off street parking
- Close to Therapia Lane tram stop
- Close to the Green open spaces of Mitcham common
- Excellent transport into Croydon and Wimbledon
- Space to extend (STPP)

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

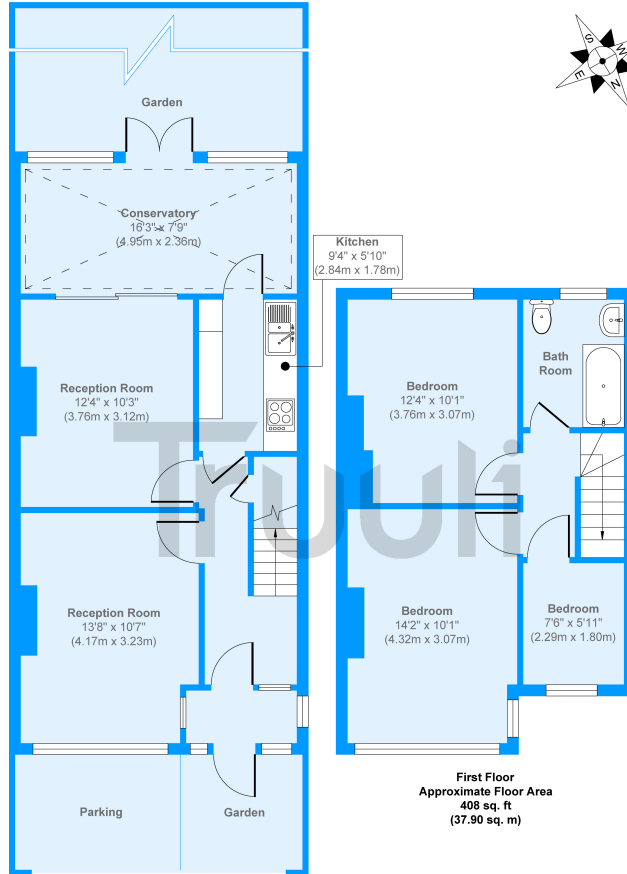
Email: save@truuli.co.uk Web: www.truuli.co.uk

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A lovely three-bedroom house, with a large private garden and one off-street parking space. The property is in a charming residential street, conveniently located for a short walk from Therapia Lane and Ampere Way tram stops. The tram is a fast and effective way to get into Croydon and the many amenities, eateries, bars and pubs that the area has available.

Westcombe Avenue



Ground Floor
Approximate Floor Area
432 sq. ft
(40.13 sq. m)

First Floor
Approximate Floor Area
408 sq. ft
(37.90 sq. m)

Approx. Gross Internal Floor Area 840 sq. ft / 78.03 sq. m
Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

