

Truuli



Beaconsfield Road, Croydon, Surrey, CR0 2LN

£350,000 Freehold

- In need of cosmetic updating
- Prime Croydon location
- Close to Whitehorse Road Recreation ground
- Upstairs family bathroom
- Double glazed and central heated
- Easy access of West Croydon mainline station

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

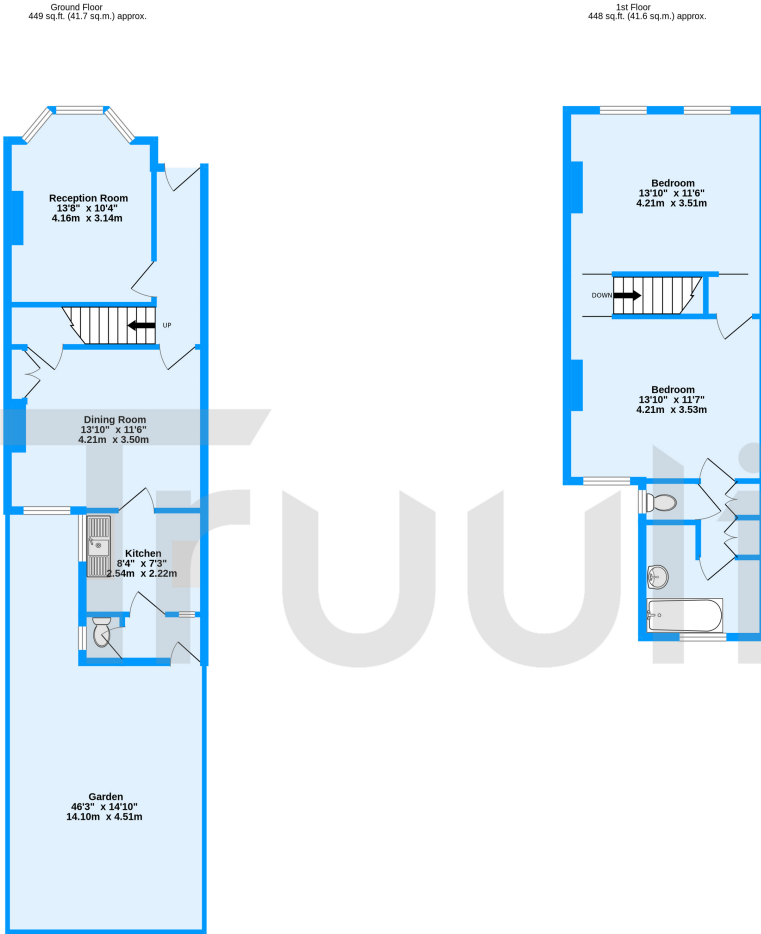
Email: save@truuli.co.uk Web: www.truuli.co.uk

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£350,000 Freehold

A charming and characterful two-bedroom freehold house is located on Beaconsfield Road, Croydon.

The property comprises a spacious bay-fronted reception room with original floors, a dining room with a rear-facing window space for a dining table and a comfortable seating area. The kitchen is a good size but in need of full modernization, allowing decoration to suit and there is also a WC via the kitchen with a separate door leading onto a private rear garden. The first floor has two spacious double bedrooms, with the bathroom accessed via the second bedroom.



Beaconsfield Road, Croydon, CR0
TOTAL FLOOR AREA: 897 sq.ft. (83.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	69	
(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	

