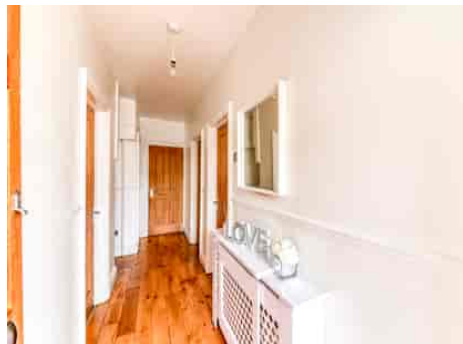


Truuli



Effingham Road, Croydon, Surrey, CR0 3NE

£300,000 Leasehold

- Stunning maisonette
- Great storage
- Modern decor throughout
- No onward chain
- Private garden
- Long lease

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

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

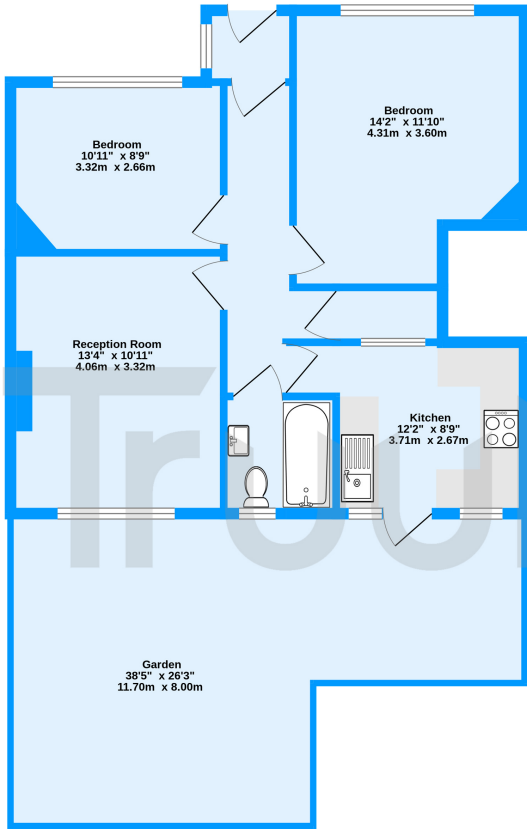
Effingham Road, Croydon, Surrey, CR0 3NE

£300,000 Leasehold

This beautifully presented ground-floor maisonette is within easy reach of Croydon Town Centre, Valley Park, schools, and tram and bus links in London.

This bright property has generous storage and modern decor and comprises two double bedrooms, a lovely kitchen breakfast room, and a bathroom. There is also a lounge/dining room, perfect for hosting and entertaining, and a generously sized private garden, which makes a fantastic additional living space. With the property being offered with no onward, it is an ideal first purchase.

Ground Floor
605 sq.ft. (56.2 sq.m.) approx.



Effingham Road, Croydon, CR0

TOTAL FLOOR AREA : 605 sq.ft. (56.2 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		
(69-80)	C	73	79
(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	

