

# Truuli



## Princess Road, Croydon, Surrey, CR0 2QR

£375,000 Freehold

- No onward chain
- In good order throughout
- Close to Whitehorse Recreation ground
- Two reception rooms
- Space to extend at rear (STPP)
- Close to a plethora of local transport and amenities

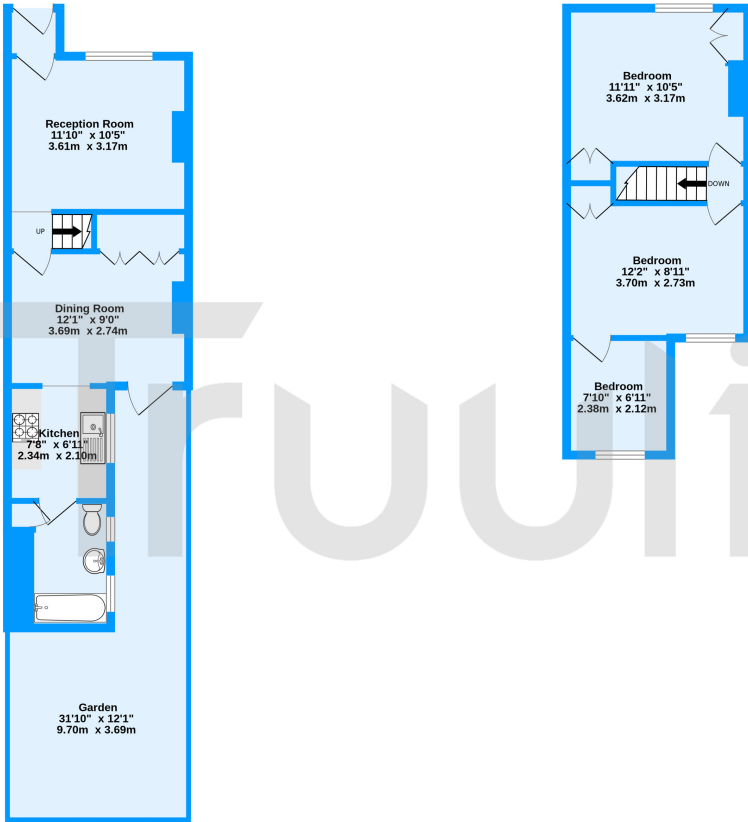
# Princess Road, Croydon, Surrey, CR0 2QR

£375,000 Freehold

Offered to the market with no onward chain, is this two/three-bedroom family home on Princess Road, Croydon. The property in our opinion, is in good condition and ready to be moved into.

Ground Floor  
374 sq.ft. (34.7 sq.m.) approx.

1st Floor  
317 sq.ft. (29.5 sq.m.) approx.



Princess Road, Croydon, CR0

TOTAL FLOOR AREA: 691 sq.ft. (64.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

