

Truuli



Warbank Crescent, New Addington, Croydon, Surrey, CR0 0AZ

£475,000 Freehold

- Large south facing garden
- Side access to the garden
- Drive for multiple cars
- Conservatory
- Scope to extend further
- Kitchen with fitted appliances
- Close to an array of local amenities
- Two bathrooms

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

Tel: 0330 043 0002

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

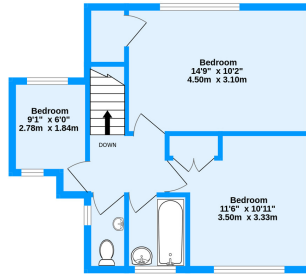
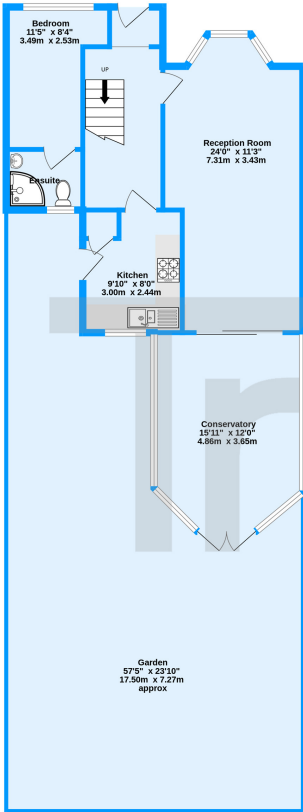
Warbank Crescent, New Addington, Croydon, Surrey, CR0 0AZ

£475,000 Freehold

Located in a prominent area in Addington, this spacious four-bedroom, end-of-terrace house on Warbank Crescent is available to view. Occupying over 1100 square feet of living space with a south-facing this is not one to be missed!

Ground Floor
701 sq.ft. (65.2 sq.m.) approx.

1st Floor
426 sq.ft. (39.5 sq.m.) approx.



Warbank Crescent, New Addington, Croydon CR0
TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

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

