

Truuli



Marden Crescent, Croydon, Surrey, CR0

£425,000 Freehold

- Off street parking
- Easy access of Centrale and Whitgift shopping centres
- Commutable to Purley Way retail shops
- Three - well proportioned bedrooms
- Close to local amenities and transportation
- Close to green open spaces of Mitcham Common

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

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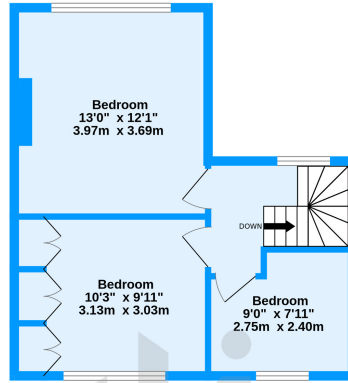
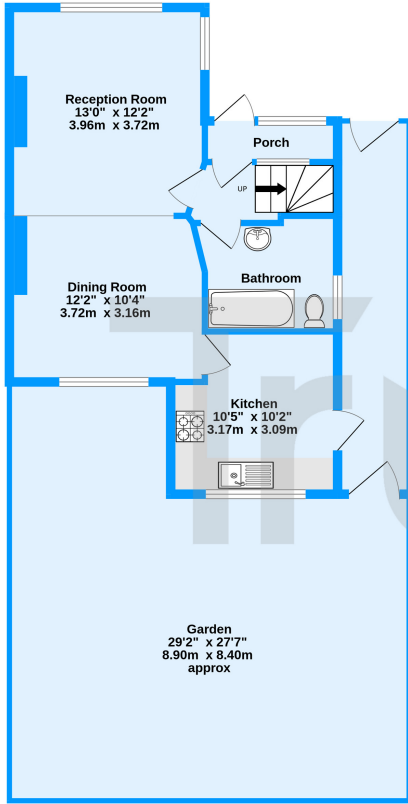
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A lovely three-bedroom end-of-terrace family home located on Marden Crescent, Croydon. The location is conveniently located for all local transport and amenities the immediate area has to offer.

Ground Floor
485 sq.ft. (45.0 sq.m.) approx.

1st Floor
395 sq.ft. (36.7 sq.m.) approx.



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TOTAL FLOOR AREA: 880 sq.ft. (81.7 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			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

