

# Truuli



## Radnor Close, Mitcham, Surrey, CR4 1XU

£425,000 Freehold

- Garage
- Downstairs cloakroom
- Communal play area
- Private rear garden
- Large eat - in kitchen & dining room
- Separate cosy lounge
- Private balcony from living room

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

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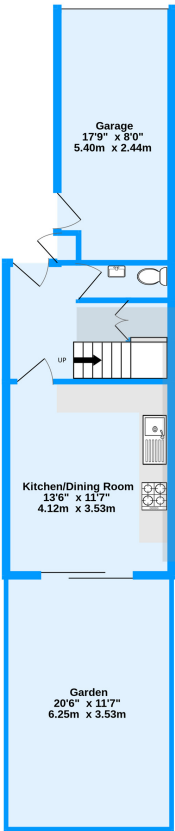
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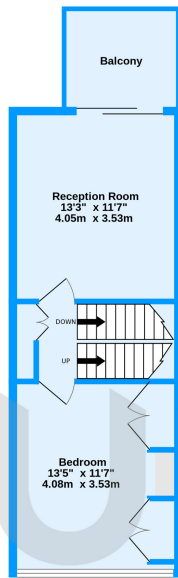
\*\*\* Vendors comments \*\*\* "We have lived & worked here for approximately 50 years. During that time we raised our two children who went to the local schools & have since married & moved on.

The location has been perfect for us as a family with lots of wonderful memories. We have been very happy here & have no regrets. We have also had some wonderful neighbours over the years."

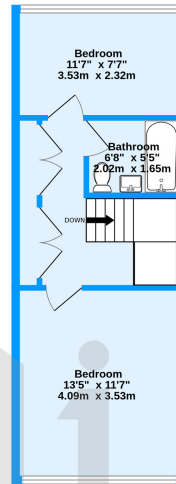
Ground Floor  
394 sq ft. (36.6 sq.m.) approx.



1st Floor  
374 sq ft. (34.7 sq.m.) approx.



2nd Floor  
381 sq ft. (35.4 sq.m.) approx.



Radnor Close, Mitcham, CR4  
TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>64</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	

