

# Truuli



## Tavistock Crescent, Mitcham, Surrey, CR4

£525,000 Freehold

- Scope for loft extension (subject to planning permission)
- Off street parking
- Garage
- Open and inviting reception / dining room
- Close to a plethora of local transport and amenities

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

Tel: 0330 043 0002

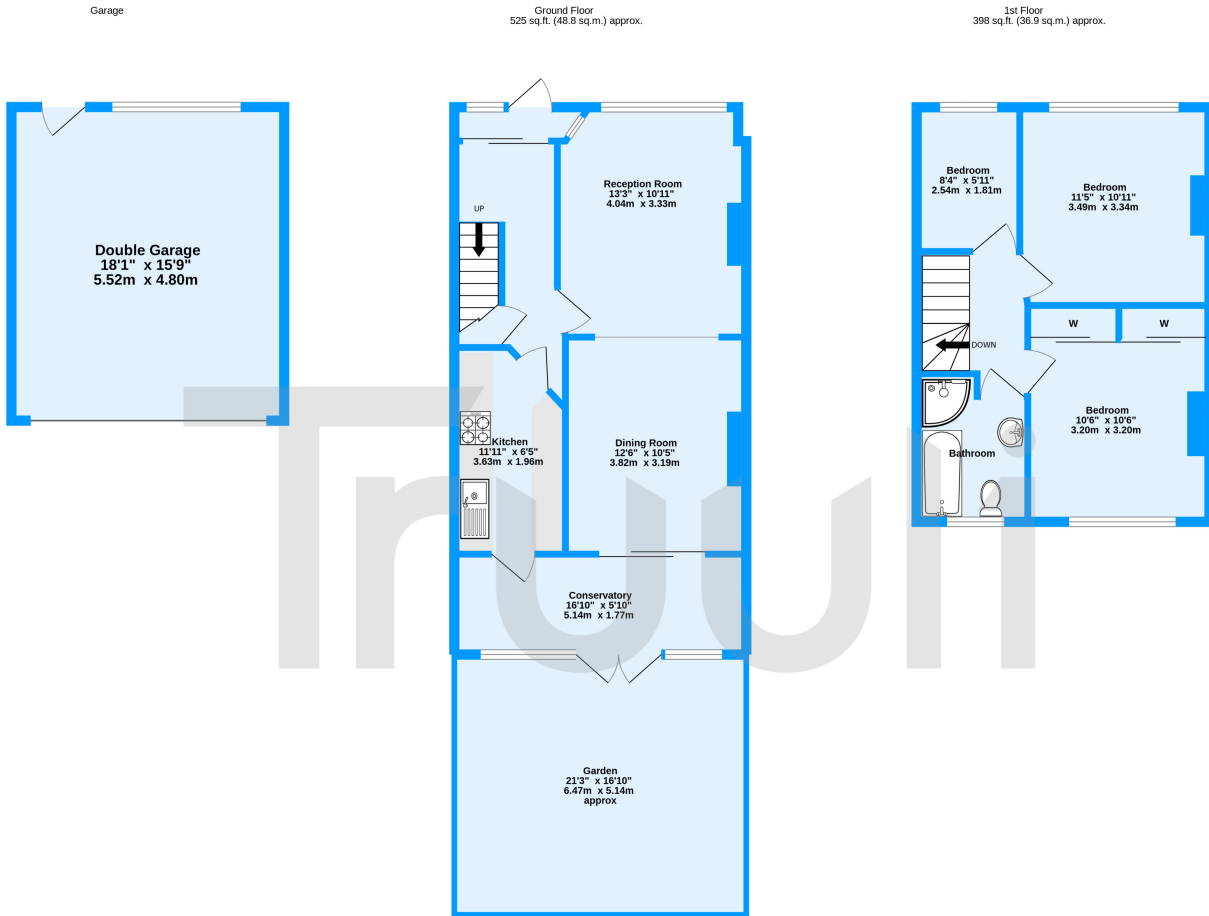
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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\*\*\* Vendors Comments \*\*\* "I have lived in this house for over 34 years and have loved every minute.

It has been a safe area for my young kids, at the time, to walk home from school. The Doctors' surgery and dentist are a few minute's walk away from our house....."



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TOTAL FLOOR AREA : 923 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	74	
(55-68)	<b>D</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	

