

Truuli



Hillier Gardens, Croydon, Surrey, CR0

£330,000 Leasehold

- Two double bedrooms
- Decorated throughout
- Landscaped garden
- Close to Waddon and East Croydon Rail Stations
- Array of parks nearby
- Peaceful location

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

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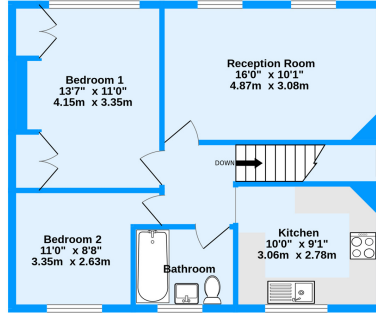
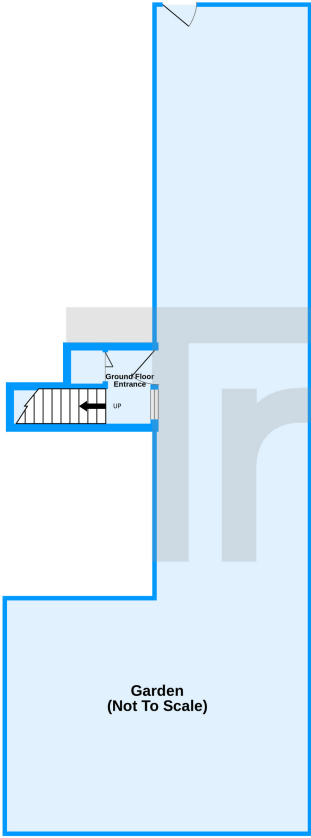
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*** Vendor's comments:*** "When we first stepped foot into the property we were immediately suprised with the spacious peaceful garden and bright roomy interior. We have had two children since moving in and it has been a wonderful family home. It was a big decision to relocate to the west of the country to be with family."

Ground Floor
51 sq.ft. (4.7 sq.m.) approx.

1st Floor
592 sq.ft. (55.0 sq.m.) approx.



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TOTAL FLOOR AREA: 643 sq.ft. (59.7 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		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

