



Alexandra Road, Croydon, Surrey, CR0 6EU

£280,000 Leasehold

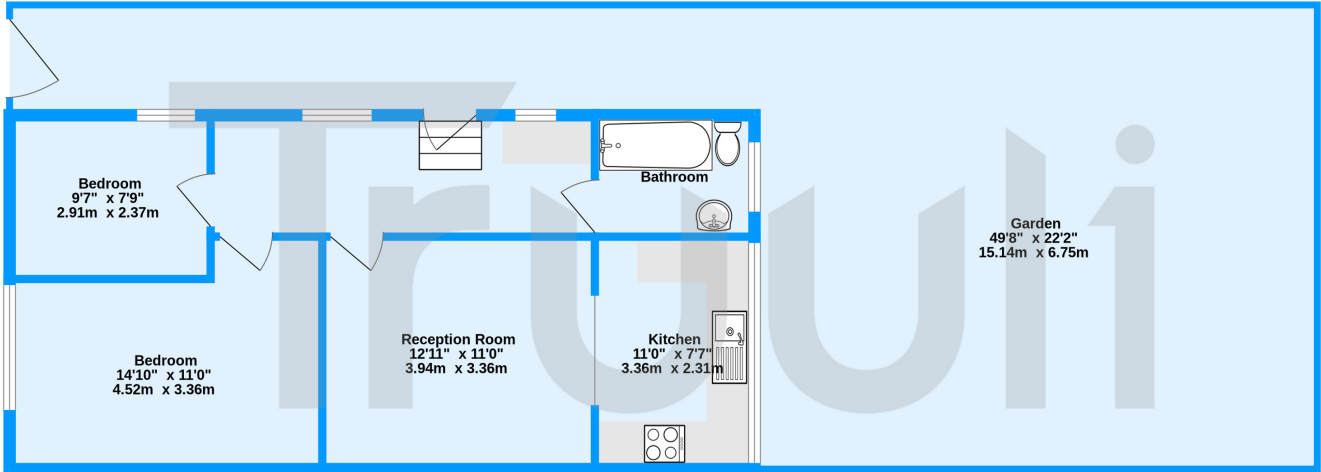
- Delightful private garden
- Close proximity to East Croydon Rail Station providing quick access to Central London
- Well presented throughout
- Residential road
- Open plan kitchen and living area with space to dine in
- Lease will be extended upon completion
- Laminate flooring throughout

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Vendor's comments: "We were first attracted to this property because of its proximity to East Croydon Station and easy access to London. East Croydon Station is only a 15-minute walk, and there is a great train service into London from East Croydon. On viewing it for the first time, we knew it was the ideal cosy home for us, and we've loved living here for almost 25 years. The icing on the cake has been lovely, friendly neighbours on all sides."

Lower Ground Floor
593 sq.ft. (55.1 sq.m.) approx.



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TOTAL FLOOR AREA : 593 sq.ft. (55.1 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

