

# Truuli



## Walnut Tree Avenue, Mitcham, Surrey, CR4

£325,000 Leasehold

- Private rear garden
- Cul-de-sac location
- Close to a plethora of local transport and amenities
- Close to Mitcham town centre
- Bright and Airy throughout

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

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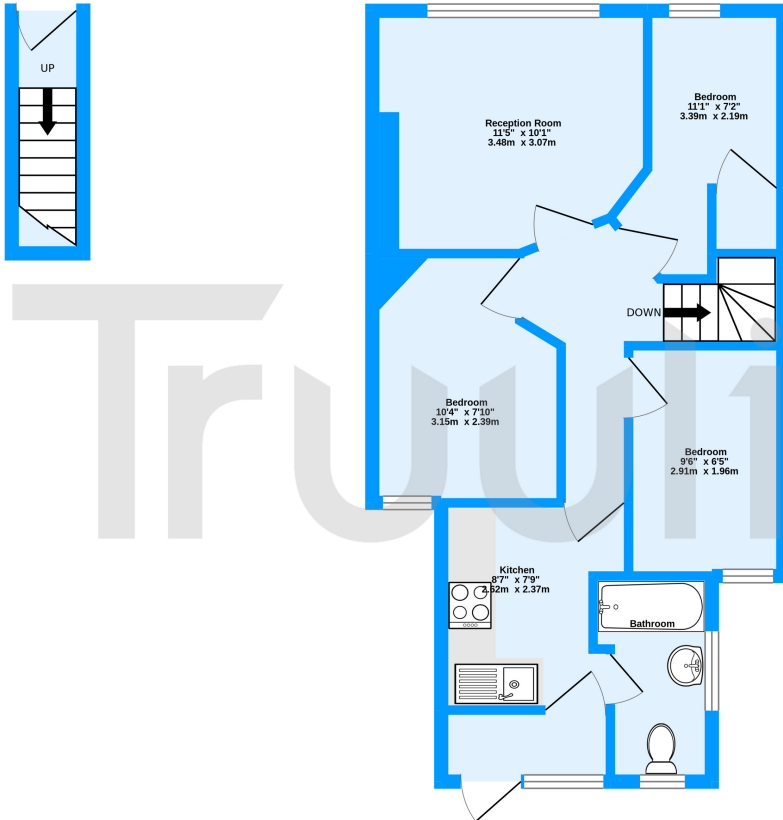
£325,000 Leasehold

\*\*\* Vendor comments \*\*\* "We have been spoilt for choice living here with Croydon, Sutton, Morden, Wimbledon, Colliers Wood & Tooting being so close all offering us a wide range of shops, restaurants and bars to choose from.

I will miss the nice quiet close, our lovely neighbours and the really nice area....."

Ground Floor Entrance  
30 sq.ft. (2.8 sq.m.) approx.

First Floor  
479 sq.ft. (44.5 sq.m.) approx.



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TOTAL FLOOR AREA: 509 sq.ft. (47.3 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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