

# Truuli



## Mitcham Road, Croydon, Surrey, CR0

£440,000 Freehold

- Close to Therapia Lane tram stop
- Commutable distance to Croydon University Hospital
- Chance to decorate to own style and taste
- Rear Garage
- Close to a plethora of local transport and amenities
- Three bedroom family home

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

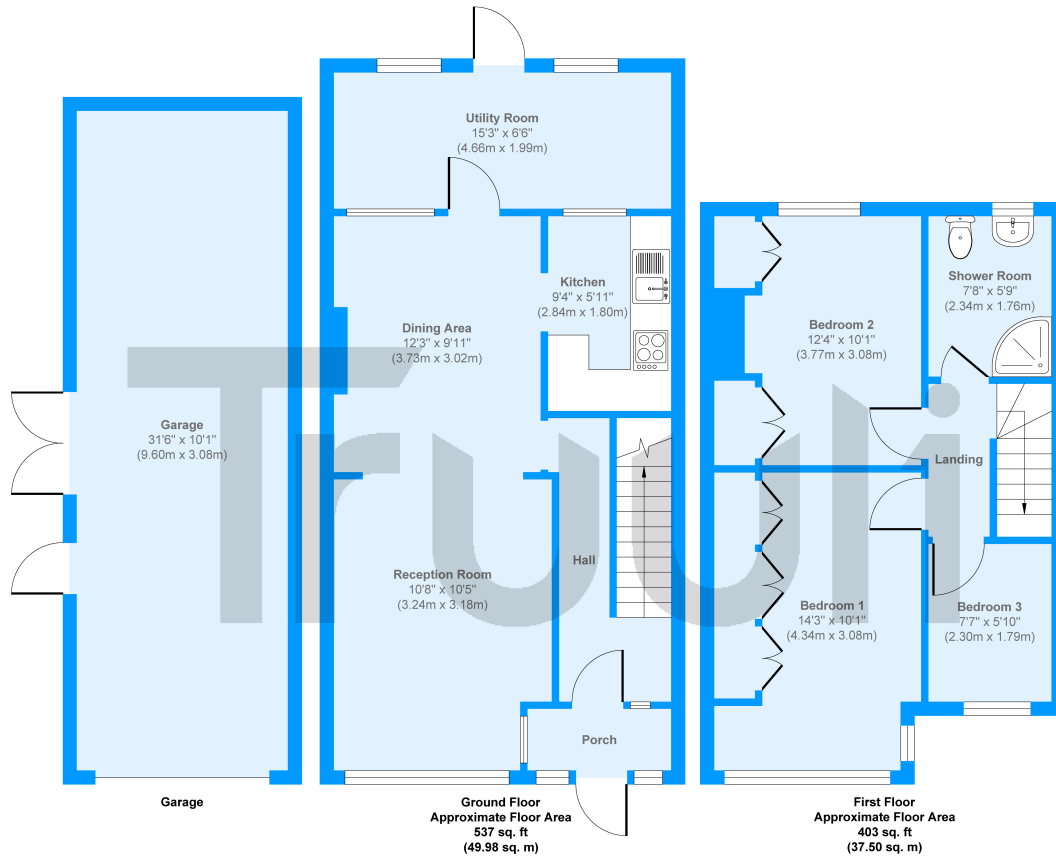
Tel: 0330 043 0002

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

# Mitcham Road, Croydon, Surrey, CR0

£440,000 Freehold

A large and spacious three-bedroom family home located on the ever-popular Mitcham Road, Croydon. The property is literally moments away from Therapia Lane tram stop making travel into East Croydon or Wimbledon quick and efficient.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(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	

