

Truuli



Coulsdon Road, Coulsdon, Surrey, CR5

£525,000 Freehold

- Three double bedrooms
- Potential to extend
- Drive for multiple cars
- Downstairs W.C
- Great location for transport
- Good condition throughout
- Large rear garden

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

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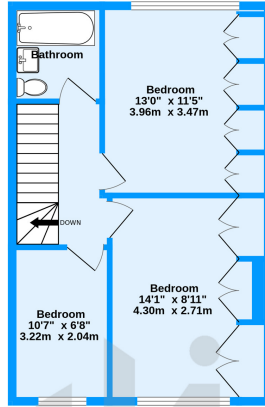
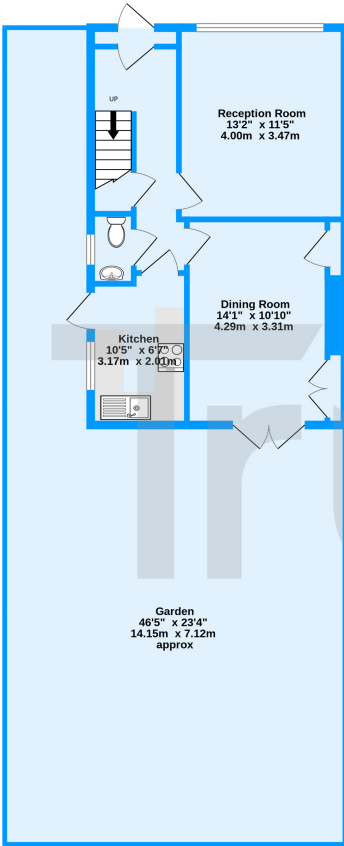
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Vendor's comments: "We bought this house nearly 20 years ago, we fell in love with the house and the location. Both girls were teenagers at the time, so having a bus stop so close was very convenient, especially in winter. We have had so much fun exploring the area surrounded by woodlands, farmlands, Happy Vally etc."

Ground Floor
470 sq.ft. (43.6 sq.m.) approx.

1st Floor
473 sq.ft. (43.9 sq.m.) approx.



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TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Mergo 6/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

