

# Truuli



## Wrangthorne Walk, Croydon, Surrey, CR0 4RZ

£285,000 Freehold

- Great condition throughout
- Modern kitchen with built in appliances fitted well to utilise all the space
- Front garden
- Built in wardrobes
- One Bedroom House
- Gas central heating & double glazing
- Close proximity to Waddon Station & Purley Retail Park
- Parking space

• Close proximity of Waddon train stations and local amenities

Southbridge Place, Surrey, CR0 4HA

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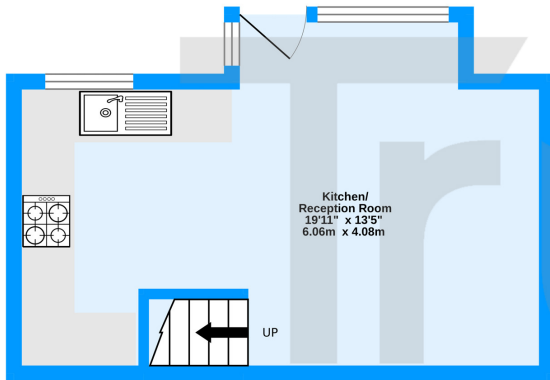
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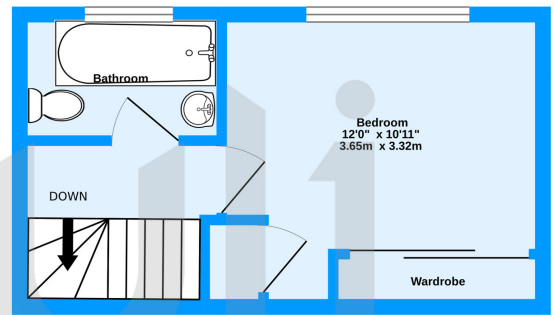
\*\*\*Vendor's comments:\*\*\* "I bought this house over 9 years ago, originally as an investment. My now husband and I moved into the house in 2019 and fully renovated it throughout finishing each part of the house perfectly for us - making the best use of the space to maximise space and storage.

The house was perfect for us as it was just a 3-min walk to Waddon station making our commutes easy and hassle-free. Also, being a freehold property made it easy to manage with no surprise bills coming our way!"

Ground Floor  
238 sq.ft. (22.1 sq.m.) approx.



1st Floor  
213 sq.ft. (19.8 sq.m.) approx.



Wrangthorne Walk, Croydon, CR0

TOTAL FLOOR AREA : 451 sq.ft. (41.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(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	

