

Truuli



Princess Road, Croydon, Surrey, CR0 2QZ

£300,000 Share of Freehold

- Share of freehold
- Walking distance to West Croydon & Selhurst Station
- Modern decor throughout
- Stunning private garden with stylish outbuilding
- Shops and schools nearby
- Own entrance

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

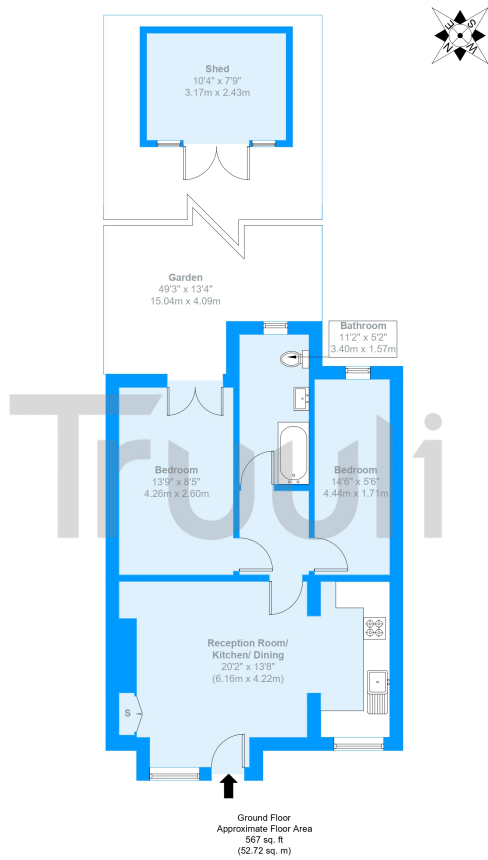
Email: save@truuli.co.uk Web: www.truuli.co.uk

Princess Road, Croydon, Surrey, CR0 2QZ

£300,000 Share of Freehold

Discover the epitome of a dream family home—a beautifully extended, two double-bedroom semi-detached home located on a desirable residential street. The property is in immaculate condition throughout, featuring bespoke carpentry and a fantastic home office with garden views.

Princess Road



Approximate Gross Internal Area = 52.72 sq m / 567 sq ft

Garden = 72.14 sq m / 776 sq ft

Shed = 7.70 sq m / 82 sq ft

Total = 132.56 sq m / 1426 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

