

# Truuli



## Princess Road, Croydon, Surrey, CR0 2QR

£400,000 Freehold

- Lovely Victorian terrace
- Flexible first-floor accommodation with interconnecting bedroom
- Practical and sociable ground floor layout
- Peaceful residential setting on a popular road
- Private rear garden, perfect for outdoor enjoyment and entertaining
- Close to Whitehorse Recreation ground
- Offered with no onward chain

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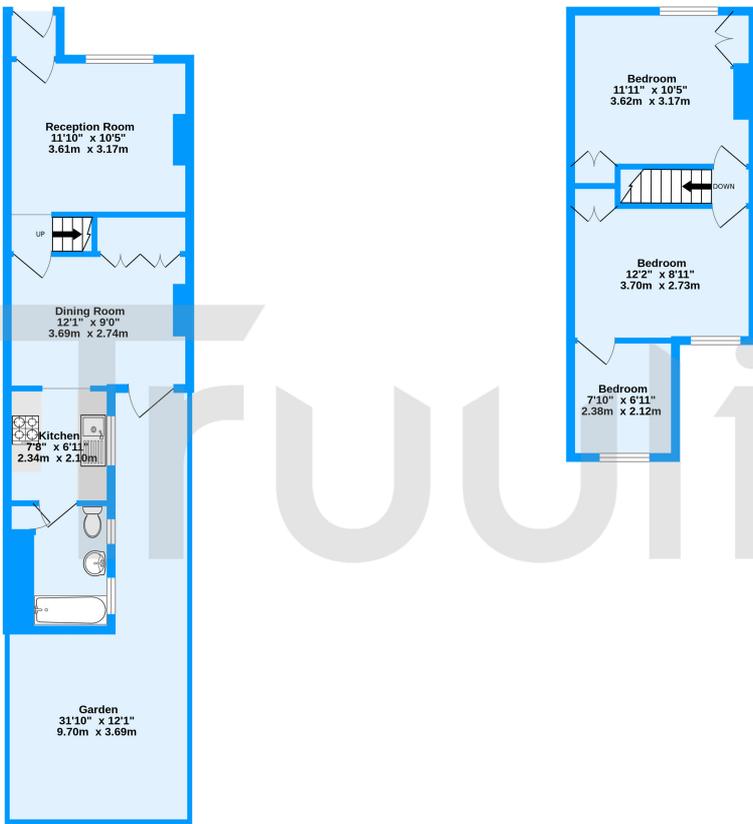
This charming Victorian terraced house offers a delightful blend of period character and modern practicality, perfect for families or first-time buyers looking for a comfortable home in a peaceful residential setting. Boasting three well-proportioned bedrooms, two welcoming reception rooms and a functional bathroom, this property is designed around a practical and sociable ground floor layout.

Situated on a popular road and just a stone's throw from the lush Whitehorse Recreation Ground, this home also benefits from a private rear garden, ideal for outdoor enjoyment and entertaining. Offered with no onward chain, this attractive property provides an excellent opportunity to move straight in and start making memories.

With its combination of character, versatility, and an enviable location close to beautiful green spaces and community amenities, this Victorian terrace is a wonderful place to call home. Offered with no onward chain, it presents a fantastic opportunity for buyers searching for a ready-to-move-in property in a peaceful yet convenient setting.

Ground Floor  
374 sq.ft. (34.7 sq.m.) approx.

1st Floor  
317 sq.ft. (29.5 sq.m.) approx.



Princess Road, Croydon, CR0  
TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>60</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	

