

Truuli



Boulogne Road, Croydon, Surrey, CR0 2QT

£325,000 Freehold

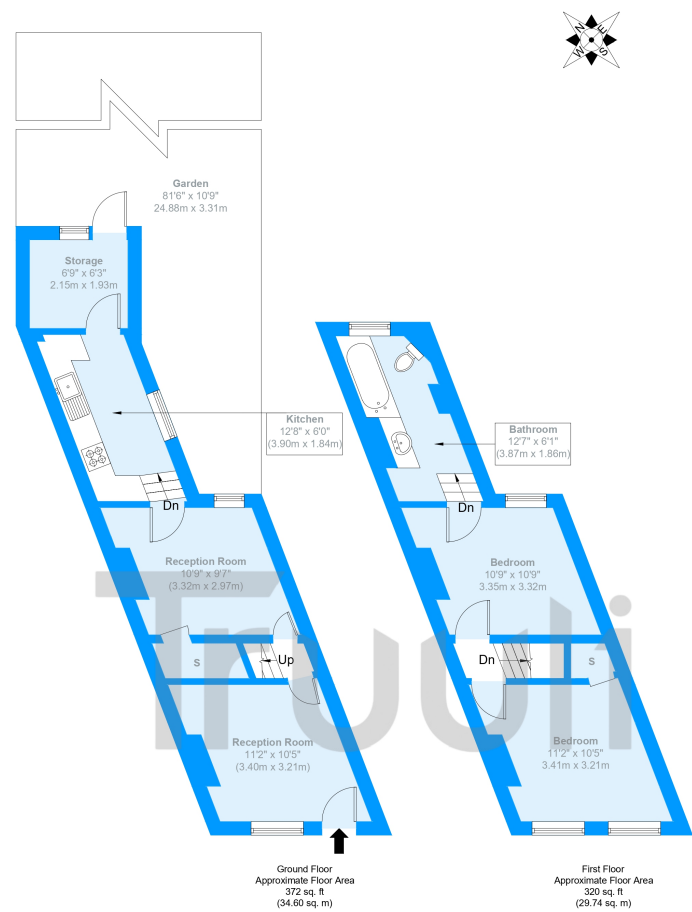
- End of terrace
- Lovely Victorian home
- Upstairs bathroom
- Parks nearby
- Neutral decor
- Available immediately

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This charming Victorian end of terrace home offers the perfect blend of period character and modern living. Situated in a highly desirable location, the property is ideally positioned near local parks, a variety of shops and well-regarded schools, making it an ideal choice for families.

Boulogne Road



Approximate Gross Internal Area = 64.34 sq m / 692 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+)	58	81
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

