

# Truuli



## Westbury Road, Croydon, Surrey, CR0 2ES

275000 £275,000 Leasehold

- Family bathroom suite
- No onward chain
- Close to transport & local amenities
- Modern fitted kitchen with integrated appliances
- One bedroom
- Open plan living room

Southbridge Place, Surrey, CR0 4HA

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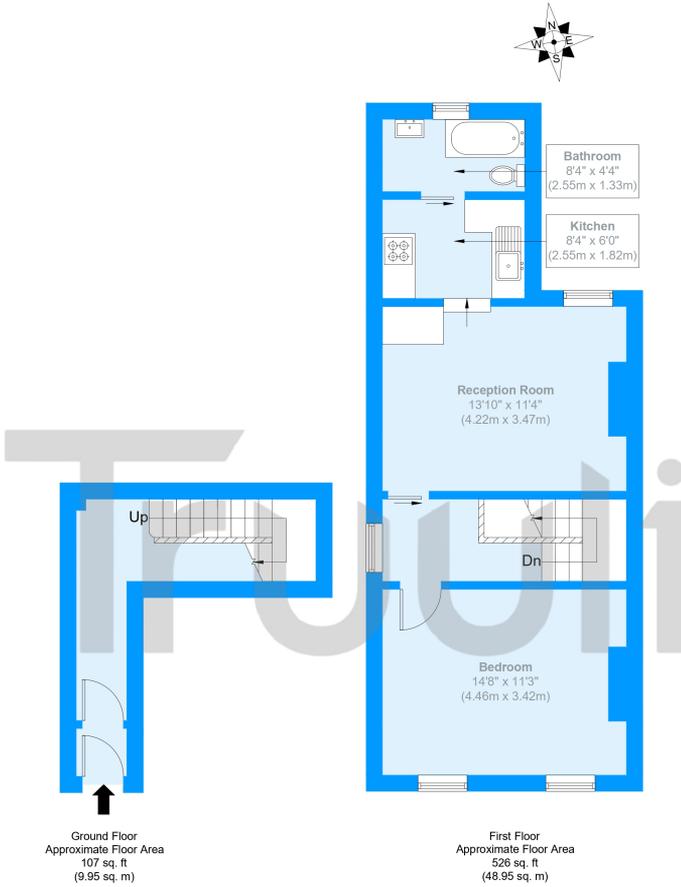
275000 £275,000 Leasehold

\*\*\*Vendor's comments\*\*\* "If you're looking for a warm and inviting one-bedroom home with a private front garden and a useful storage loft— all within a £300K budget—this could be the perfect place for you.

Nestled in Selhurst, it offers direct train links to London Bridge and Victoria, making commuting a breeze.

We've cherished living here for the past seven years, but as our family has grown, so have our needs. With a job relocation to North Zone 3, the commute has become less practical and it's time for us to move on."

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Approximate Gross Internal Area = 58.9 sq m / 634 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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>63</b>
(39-54)	<b>E</b>	<b>47</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

