

Truuli



Whitehorse Road, Croydon, Surrey, CR0

£425,000 Freehold

- Guide price £425,000 - £450,000
- Three Double Bedrooms
- Well maintained family home
- Close to Whitehorse Road Recreation ground
- Close to "Good" rated ofsted schools
- Large kitchen and Breakfast Room
- Semi detached period family home

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

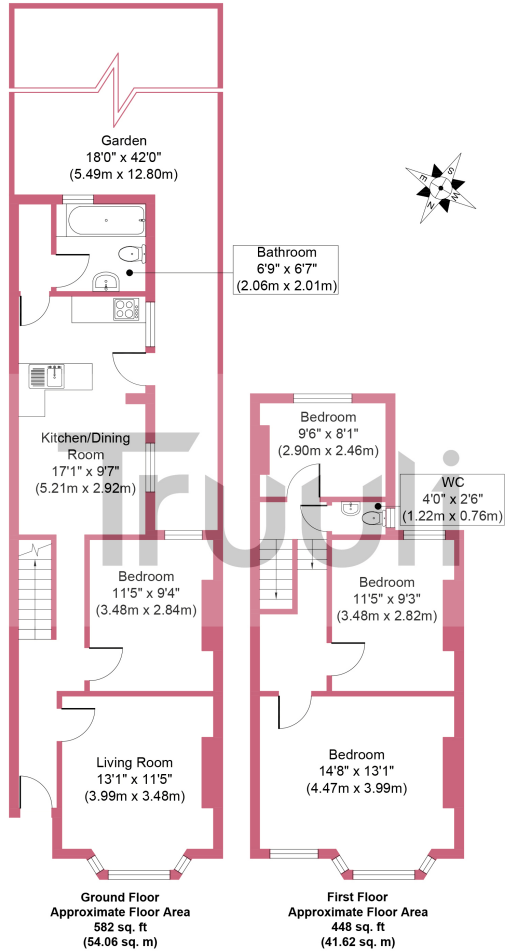
Email: save@truuli.co.uk Web: www.truuli.co.uk

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A well maintained, chain free, three double bedroom semi detached family home; located on the popular Whitehorse Road in Croydon. The property is ideally situated for all the local amenities in Croydon Town Centre, whilst providing easily accessible transport links into Central London via Selhurst train station. To the ground floor there is a spacious reception room, a large family dining room, large bright and airy kitchen breakfast room, utility room/laundry room and a three-piece family bathroom. The first floor provides three double bedrooms and an additional W/C. To the rear of the property there is a large rear garden which provides side access.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically, no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	85	(92 to 100) A	0
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

