

# Truuli



## Waddon Road, Croydon, Surrey, CR0 4JG

£550,000 Freehold

- Three double bedrooms
- Scope to extend into the loft
- Off street parking for multiple cars
- Built-in storage
- Close proximity to Purley Retail Park
- Great transport connections
- Double glazed throughout
- Two bathrooms

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Waddon Road, Croydon, Surrey, CR0 4JG

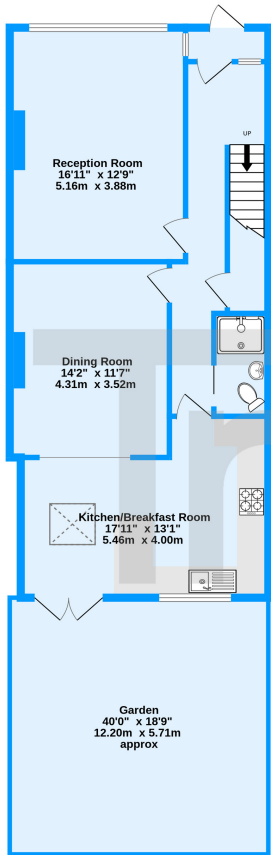
£550,000 Freehold

\*\*\*Vendor's comments:\*\*\* "We bought this property because of the incredible space it offers, thanks to a rare rear extension—something that's hard to find in London without spending significantly more.

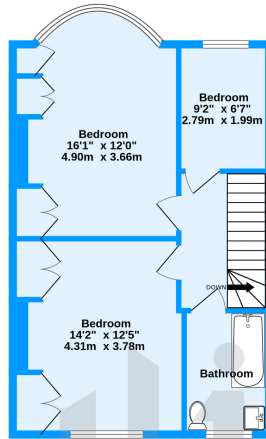
The rooms are larger than your average double size and even come with built-in wardrobes, making storage a breeze. Since moving in, we've slept soundly in the spacious double bedroom at the front of the house—it really feels like home.

This is more than just a house—it's been a place of laughter, growth, and cherished memories. We're sure the next owners will fall in love with it just as we did!"

Ground Floor  
756 sq.ft. (70.3 sq.m.) approx.



1st Floor  
531 sq.ft. (49.3 sq.m.) approx.



Waddon Road, Croydon, CR0  
TOTAL FLOOR AREA : 1287 sq.ft. (119.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

| 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>67</b>               | <b>76</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 |           |

