

# Truuli



## Westbury Road, Croydon, Surrey, CR0

£550,000 Freehold

- Four double bedrooms
- Scope to extend further
- Period features throughout
- Three piece bathroom suite and a separate W.C
- Arranged over three floors
- Close to transport & amenities

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

Tel: 0330 043 0002

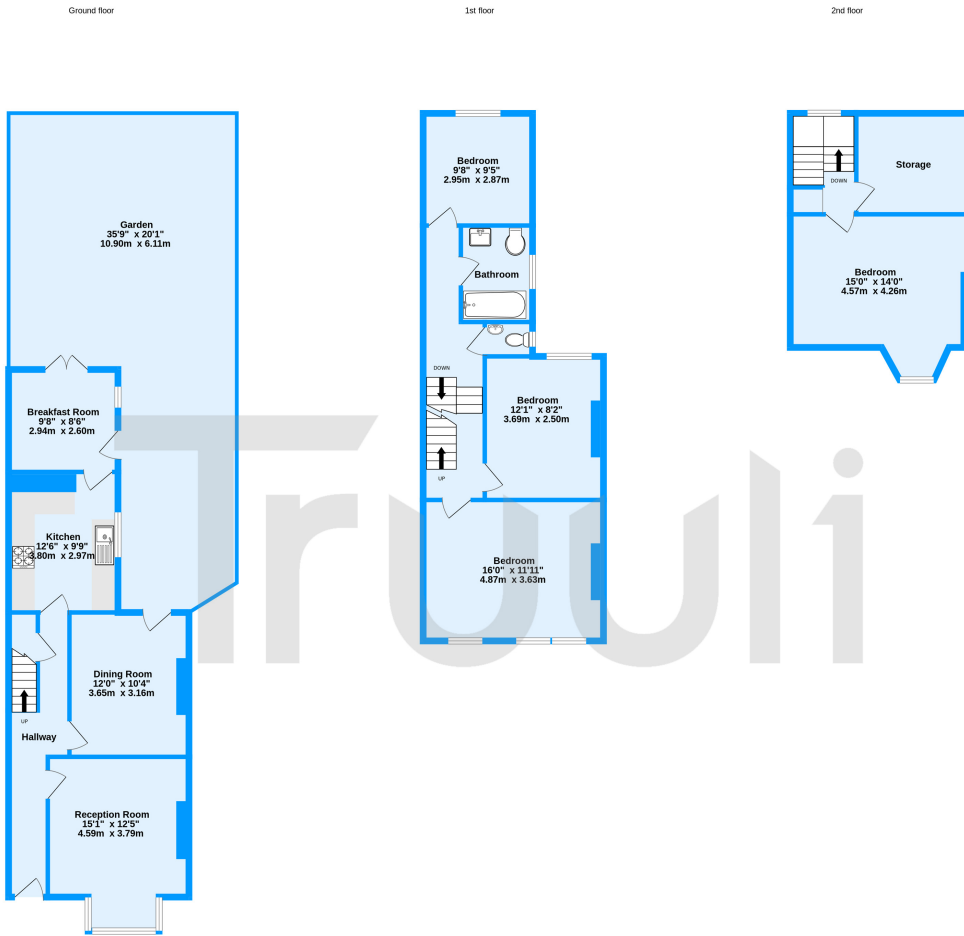
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Westbury Road, Croydon, Surrey, CR0

£550,000 Freehold

Occupying over 1500 sqft of living space, with the potential to extend further, this large Victorian semi-detached house on Westbury Road is available to view.

Westbury Road is a residential road located between Sydenham Road and Selhurst Road allowing you to be within close proximity to Selhurst Rail Station and is also a reasonable distance to East Croydon Station.



Westbury Road, Croydon, CR0  
 TOTAL FLOOR AREA: 1577sq.ft. (146.5 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>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

