



Westbury Road, Croydon, Surrey, CR0 2ES

£275,000 Leasehold

- Your own private garden which is perfect for morning coffee, summer dining and peaceful evenings outdoors
- A convenient yet peaceful location close to shops, schools and green open spaces
- Excellent commuter links via East Croydon and Selhurst stations
- No onward chain allowing for a smooth and stress-free purchase
- Annual building insurance of £711.61
- No service charge which keeps ownership refreshingly affordable

Southbridge Place, Surrey, CR0 4HA

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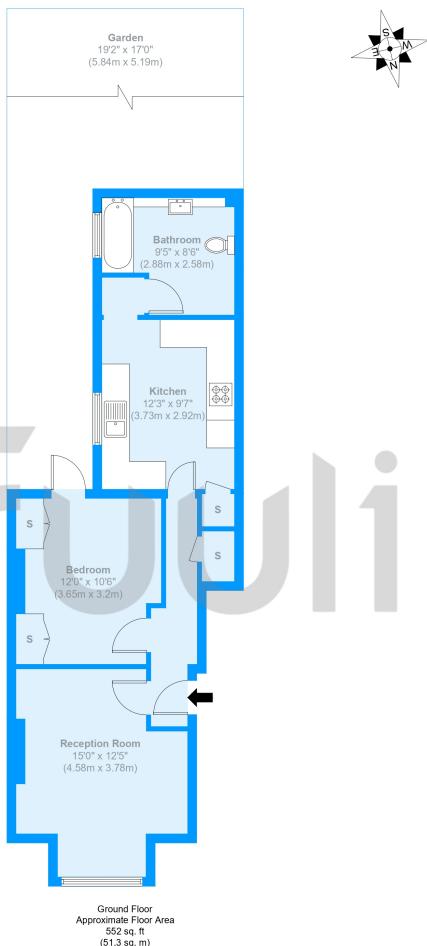
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*** Vendor Comments*** "I have had the pleasure of owning this beautiful home for over ten years, spending the past five years creating a wonderful family life here.

One of the home's most remarkable features for me is the expansive, private garden which is a true sanctuary. We have had countless sun-filled summers spent relaxing on the lawn and it has remained a peaceful retreat throughout the year."

Westbury Road



Approximate Gross Internal Area = 51.3 sq m / 552 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+)	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

