

Truuli



Warbank Crescent, New Addington, Croydon, Surrey, CR0

£475,000 Freehold

- Large south facing garden
- Side access to the garden
- Drive for multiple cars
- Conservatory
- Scope to extend further
- Kitchen with fitted appliances
- Close to an array of local amenities
- Two bathrooms

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

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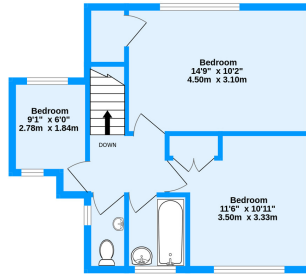
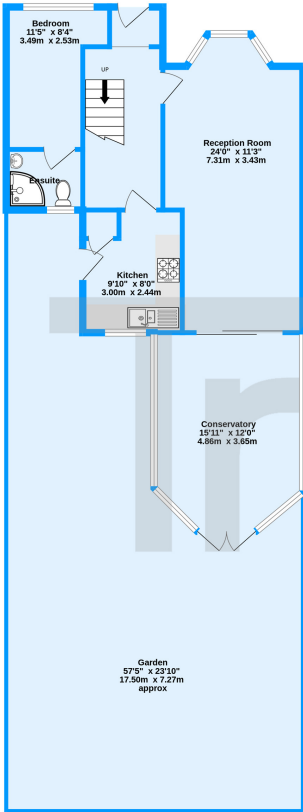
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Located in a prominent area in Addington, this spacious four-bedroom, end-of-terrace house on Warbank Crescent is available to view. Occupying over 1100 square foot of living space with a south-facing this is not one to be missed!

Ground Floor
701 sq.ft. (65.2 sq.m.) approx.

1st Floor
426 sq.ft. (39.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1127 sq.ft. (104.7 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+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

