

Truuli



Owen Close, Croydon, Surrey, CR0

£500,000 Freehold

- Two bathrooms and a W.C
- Rear and side access
- No onward chain
- Cul-de-sac location
- Close to Selhurst and East Croydon Rail Station
- Semi detached family home

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

Tel: 0330 043 0002

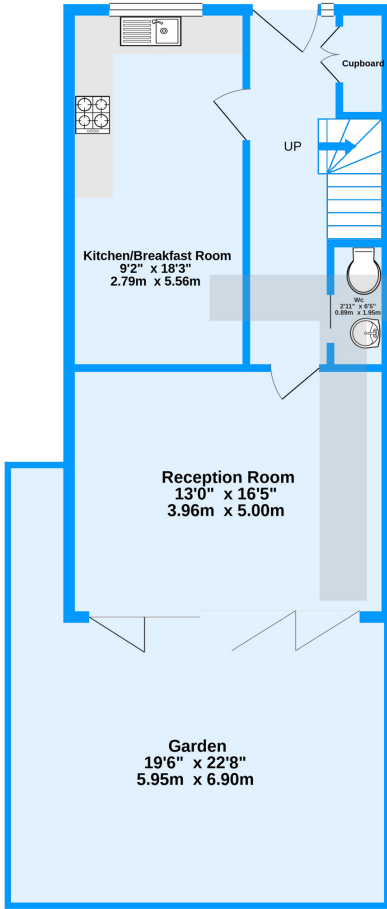
Email: save@truuli.co.uk Web: www.truuli.co.uk

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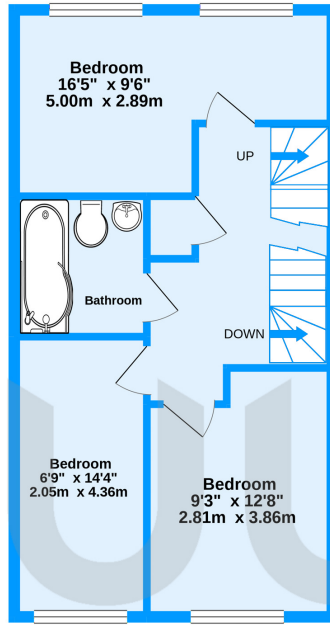
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This large modern end of terrace house on Owen Close is offered to the market with no onward chain.

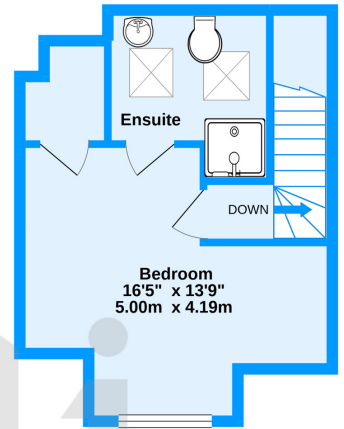
Ground floor
511 sq.ft. (47.4 sq.m.) approx.



1st floor
511 sq.ft. (47.5 sq.m.) approx.



2nd floor
305 sq.ft. (28.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1326 sq.ft. (123.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	83	(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	

