

Truuli



Mitcham Road, Croydon, Surrey, CR0

P.O.A. Freehold

- Terraced House
- Two Reception Rooms
- Three Bedrooms
- Double Glazed
- Central Heated
- Chain Free

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

Tel: 0330 043 0002

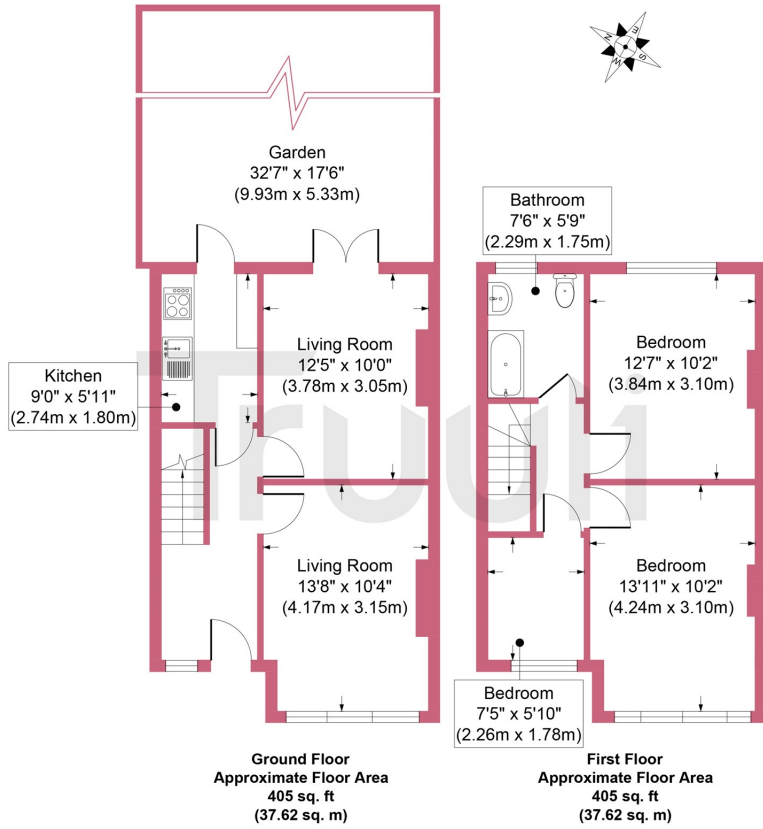
Email: save@truuli.co.uk Web: www.truuli.co.uk

640 Mitcham Road, Croydon, Surrey, CR03AA

P.O.A. Freehold

We are pleased to offer to the market this chain free, three bedroom family home located on the popular Mitcham Road in Croydon. Offering superb transport links and local amenities, the property offers spacious accommodation throughout and provides the new owners the potential to put their own stamp on the place with it requiring some internal modernisation. Providing two large reception rooms, one for entertaining and another for family dining, the property further comprises; kitchen with rear garden access, three piece family bathroom and three well proportioned bedrooms.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guide

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(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	
	78		73
61		55	
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	

