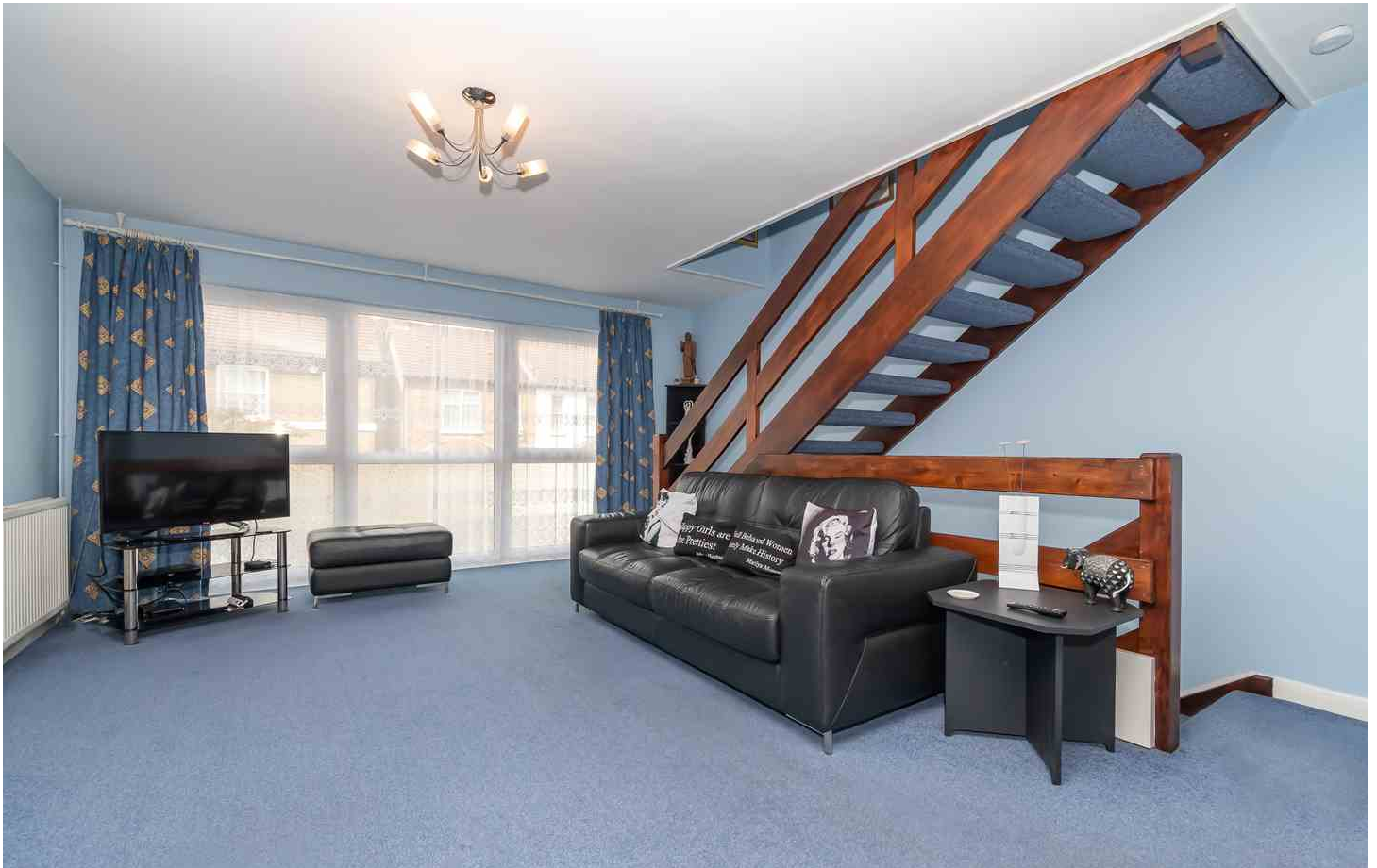


Truuli



Alexandra Road, Croydon, Surrey, CR0

£430,000 Freehold

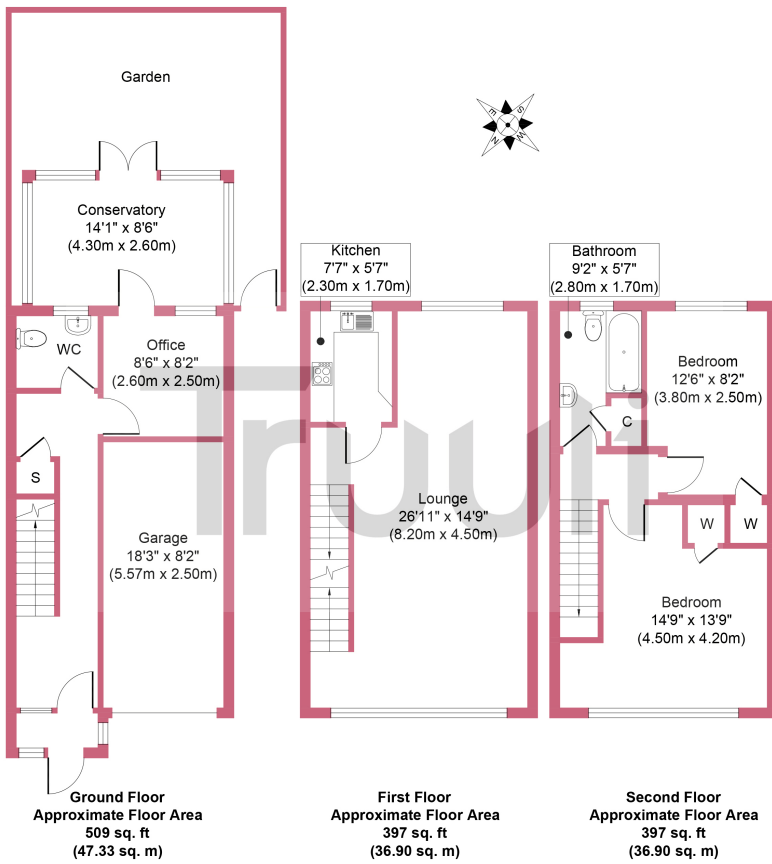
- Town House
- Garage
- Potential for conversion (STPP)
- Conservatory
- East facing garden
- Excellent condition throughout
- Ground floor W/C

36a Alexandra Road, Croydon, Surrey, CR06EU

£430,000 Freehold

Offered to the market in excellent order throughout is this spacious town house located on Alexandra Road, Croydon. The property is situated within a mile of East Croydon train station, thus providing excellent transport links into London Bridge and Victoria. There are an array of shops to be found within Croydon Town centre and with the area soon to incorporate a brand new Westfield Shopping centre, now is the time to get ahead of the influx of new residents whom will no doubt be flocking to the area. Offering spacious accommodation throughout, this well presented family home offers; porch entrance, ground floor bedroom (currently used as a study), bright and airy conservatory and W/C. The first floor of the property provides a well presented kitchen and a large open planned reception room with ample space for family entertaining and dining. To the second floor there are two well proportioned bedrooms and a three piece family bathroom suite. This fantastic home further benefits from a private rear garden, off street parking for two cars and a large garage which offers the potential for conversion similarly to some of the other town houses located on the road.

Alexandra Road, Addiscombe, Croydon CR0



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 guidance.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (39 to 54) E (21 to 38) F (1 to 20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (39 to 54) E (21 to 38) F (1 to 20) G Not environmentally friendly - higher CO ₂ emissions	
	83		80
59		52	
England, Wales & N.Ireland EU Directive 2002/91/EC		England, Wales & N.Ireland EU Directive 2002/91/EC	

