

Truuli



Willow Wood Crescent, London, SE25

£400,000 Freehold

- Front and rear gardens
- Terraced house
- Garage
- Drive
- Residential area
- Moments away from Selhurst Rail Station

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

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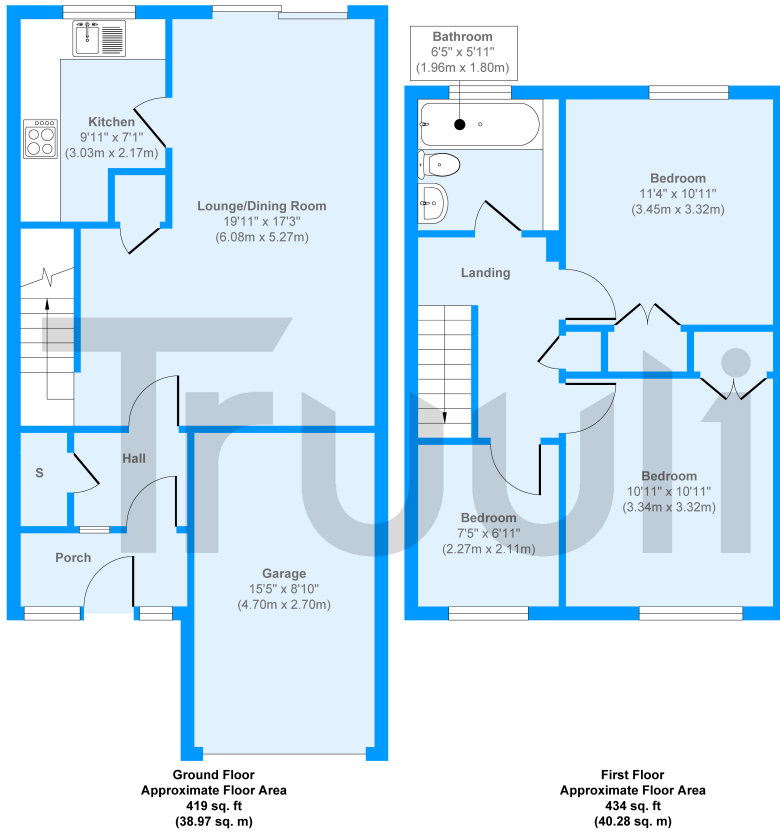
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Vendor comments: "I have lived in this home for the past 33 years and have loved every moment here. I raised my family in this home, although they have left now, they frequently come back and stay as we have fond memories. It's not just a house it's a home. I love the road, it's peaceful and quiet, yet well- connected. I love the spacious bedrooms and the garden. I have really enjoyed hosting parties and the open plan living room has really allowed me to have several people at one time. It is a friendly road and many of the neighbours have remained here for decades. I really have enjoyed being so close to the station, taking various trips via train to London and travelling further afield via Gatwick.

Croydon town centre is a short walk or bus ride away and I have enjoyed being able to go shopping at any time. I would have stayed here for many more years into my retirement, but my family have moved deeper South and I have taken the decision to move closer to them. I know that whoever, moves into this home will enjoy many happy years as I had."

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Approx. Gross Internal Floor Area 853 sq. ft / 79.25 sq. m

Produced by Elements Property

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	88
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	54
(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	
	60		87
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

