

Truuli



Kimberley Road, Croydon, Surrey, CR0

£425,000 Freehold

- Excellent condition throughout
- Three bedrooms
- Two reception rooms
- Off street parking
- Close proximity to all local transport and amenities
- Upstairs bathroom

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

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** Vendor comments ** "I purchased this property some twenty years prior because the road was very quiet, beautifully tree lined and the property was in very good condition. I also noticed that the schools in the area were frequently at the top of the school league tables and the property is in the catchment area of extremely reputable schools, both my children were raised at the property and one is now at university. The property was recently decorated and a new central heating system was installed approximately eight months ago. Transport links into London are excellent. Commuters can travel to Victoria in less than fifteen minutes. Libraries, parks, cinemas, theatres and shopping centres are all amenities available within walking distance or five minute drive from the property. Off street parking is available for two cars, so no purchase of a permit is required. I will miss the peace and quiet of the area and accessibility to central London. Leaving the property because children have now left home and slightly too big".

The property comprises; front reception room, dining room, modern kitchen and bathroom, two doubles bedrooms and a good sized third bedroom. Viewings advised.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>	
	89		89
58		52	
<p>England, Wales & N.Ireland</p> <p>EU Directive 2002/91/EC</p>		<p>England, Wales & N.Ireland</p> <p>EU Directive 2002/91/EC</p>	

