

Truuli



Boston Road, Croydon, Surrey, CR0

£375,000 Freehold

- Three bedroom house
- Close proximity to University Hospital
- Close proximity to all local transport and amenities
- Two reception rooms
- Spacious kitchen

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** Truuli present to the open market this mid terraced three bedroom house on Boston Road in Croydon.

The current owners have lived in the house for many years and will be sad to leave the area as they have grown so fond of the area and their neighbors.

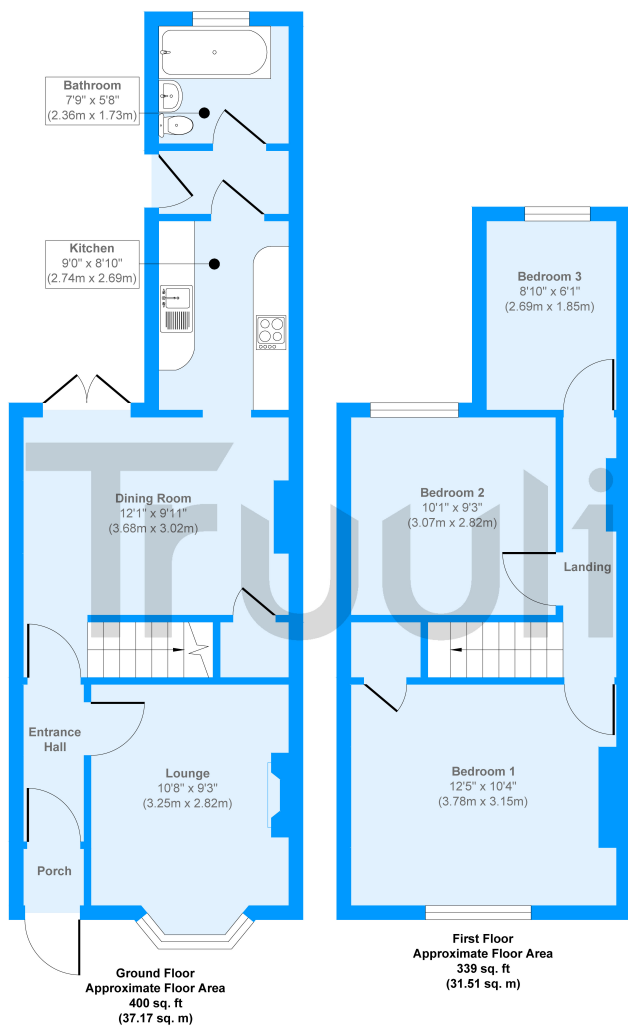
Time has come for them to move out of London for work.

The property internally comprises; entrance hall, front reception room, dining room, family bathroom, private rear garden there are three good sized bedrooms.

In its current condition the property is ready to move into, however it still provides the perfect opportunity to release their creative talents such as rear extension (stpp).

Boston Road is approx is 1.1 miles from West Croydon mainline station and the excellent shopping and food facilities of Central shopping centre. **

Boston Road



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	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	72		67
	61		54
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

