

Truuli



Temple Road, Croydon, Surrey, CR0

£650,000 Freehold

- Off street parking
- Newly refurbished bathroom with new porcelain floor tiles and metro wall tiles
- Bay windows throughout
- New boiler with Hive heating controls
- Downstairs utility room with WC
- Access to the rear garden via an alley way
- Moments away from South Croydon's restaurant quarter
- Kitchen is large enough for table and chairs
- Quiet, residential road

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

Tel: 0330 043 0002

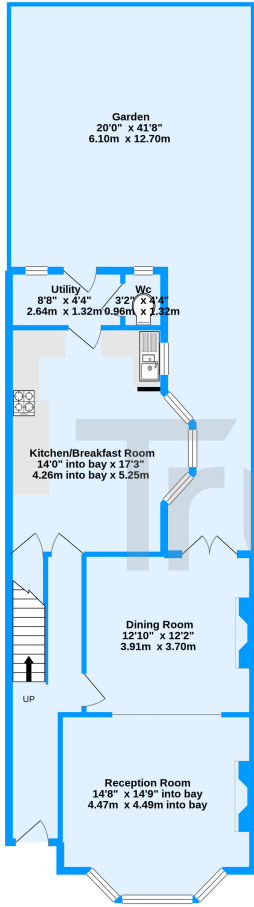
Email: save@truuli.co.uk Web: www.truuli.co.uk

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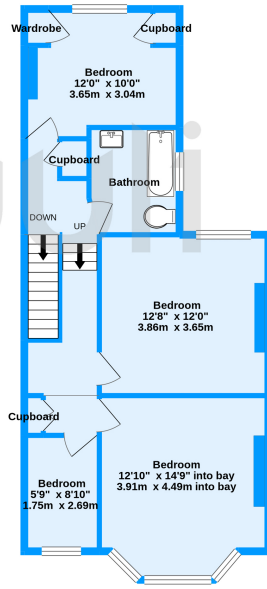
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Please click here to view the vendors comments about their home and to arrange a viewing.

Ground floor
711 sq.ft. (66.0 sq.m.) approx.



1st floor
654 sq.ft. (60.7 sq.m.) approx.



Temple Road

TOTAL FLOOR AREA: 1364 sq.ft. (126.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	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		
	58	77
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
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		
	44	66
England, Wales & N.Ireland	EU Directive 2002/91/EC	

