

# Truuli



## Alexandra Road, Croydon, Surrey, CR0

£500,000 Freehold

- Three double bedrooms
- Off street parking
- Victorian features throughout
- Two reception rooms
- Semi-detached house providing side access to the garden
- Walking distance to East Croydon Rail Station providing quick access to Central London
- Potential to extend (STTP)

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\*\*\*Vendor's comments:\*\*\* "When I first started looking for a house I had quite a specific specification. I wanted a period property, with a garden, off street parking, 3 double bedrooms, great transport links to central London and in an area where of London I believed would hold value, and had the potential to increase in value given the right economic factors. I was looking for many months all over London and at every viewing came a compromise. It got to the stage that when I was looking for properties I would just go straight to the floor plan as I didn't want to get my hopes up with some nice pictures just to find out the bathroom was on the ground floor behind the kitchen!"

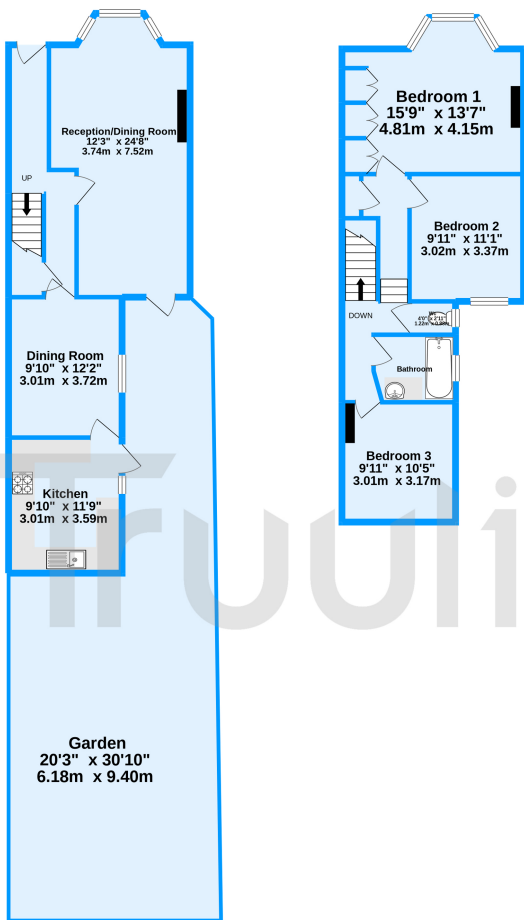
I bought Alexandra road because even though it was slightly over my budget at the time, it was a property without compromise. I want to say you wouldn't believe how hard it is to find a property with 3 double bedrooms, but if you're reading this you probably already know!

One of the best things about living in East Croydon is that I can get into central London so quickly! During a rush hour there's a fast train to either Victoria on London Bridge every 3 minutes! The cherry on the cake is that if it's a Thameslink train I always get a seat too! That's no exaggeration. It actually took me longer to get to work when I lived in zone 2 and had to pack myself into a train like a sardine.

I've lived here for 5 years, and I still get a sense of awe and pride with my home. The Victorian features do not tire over time. There is something about a house of this style which just makes it feel like a home, in which a flat or purpose built block could never. I will be sad to leave this place."

Ground Floor  
595 sq.ft. (55.3 sq.m.) approx.

1st Floor  
546 sq.ft. (50.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b> (81 to 91) <b>B</b> (69 to 80) <b>C</b> (55 to 68) <b>D</b> (39 to 54) <b>E</b> (21 to 38) <b>F</b> (1 to 20) <b>G</b>		(92 to 100) <b>A</b> (81 to 91) <b>B</b> (69 to 80) <b>C</b> (55 to 68) <b>D</b> (39 to 54) <b>E</b> (21 to 38) <b>F</b> (1 to 20) <b>G</b>	
	42	36	46
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

