

Truuli



Edward Road, Croydon, Surrey, CR0

£375,000 Freehold

- Light and airy open plan dining and living space
- Modern decor throughout (modernised in 2016)
- Surrounded by a number of good schools and local amenities
- Good commuter links to Central London
- Located on a tree lined, quiet residential road
- Downstairs toilet and utility space
- Generous kitchen
- Enclosed rear garden

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

Tel: 0330 043 0002

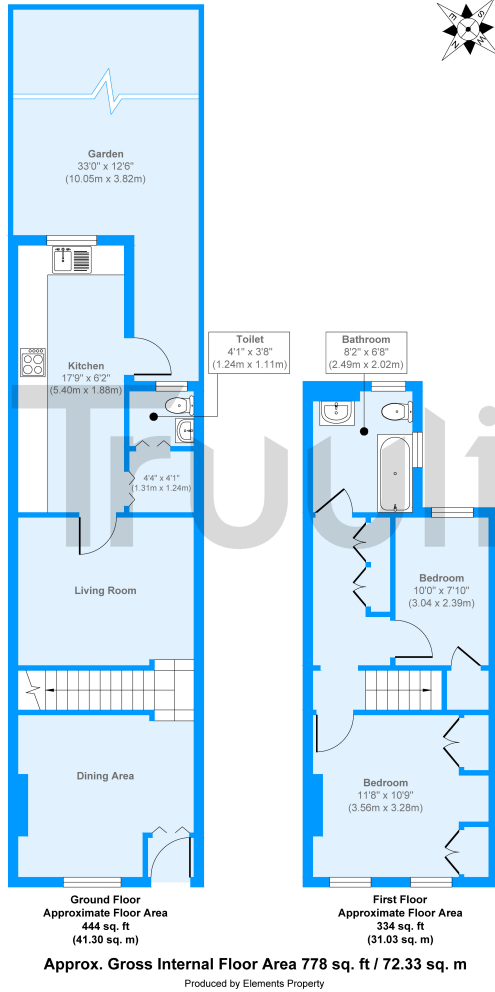
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Please click here to view the vendor's comments about their home and to arrange a viewing.

Edward Road



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
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	
	76		0
	50		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

