

# Truuli



## Waddon Road, Croydon, Surrey, CR0

£475,000 Freehold

- Large family home
- No onward chain
- Abundance of living space on the ground floor.
- Large driveway
- Rear access to the garden
- Over 1300 square feet of living space
- Walking distance of Waddon Station & Wandle Park Tram Stop
- Close to Purley Retail Park
- Wandle Park is a short walk away

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

Tel: 0330 043 0002

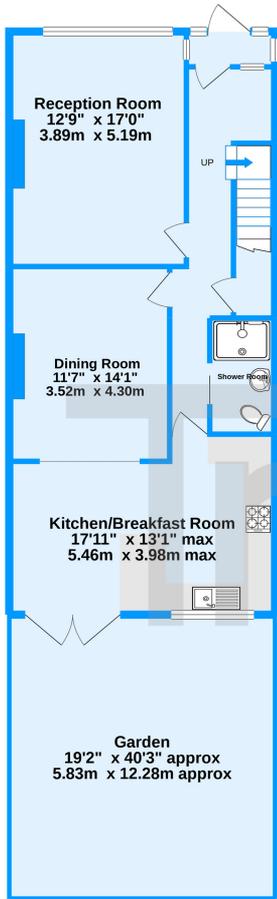
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Waddon Road, Croydon, Surrey, CR0

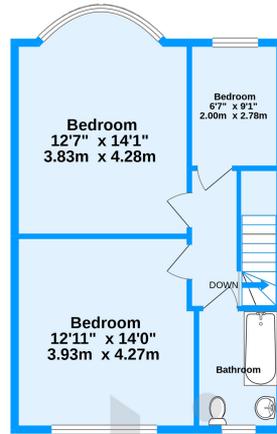
£475,000 Freehold

Please click here to view further details about this spacious home and to arrange a viewing.

Ground Floor  
800 sq.ft. (74.3 sq.m.) approx.



1st Floor  
552 sq.ft. (51.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1352 sq.ft. (125.6 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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