

# Truuli



## Devonshire Road, Croydon, Surrey, CR0

£375,000 Freehold

- Off street parking
- Separate kitchen
- Large reception room
- Well proportioned garden with rear access
- Three double bedrooms
- Opportunity to add your own mark throughout
- Freehold house

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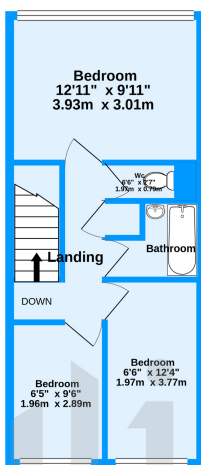
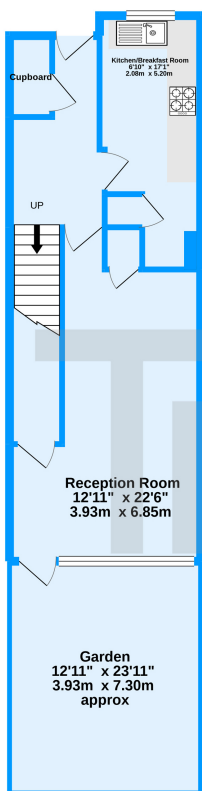
# Devonshire Road, Croydon, Surrey, CR0

£375,000 Freehold

\*\*\*Agent's comments:\*\*\* "Properties on Devonshire Road do not come to the market that often and this house is presented to the market with no onward chain and the opportunity to add your own mark throughout. There is a drive to the front of the property. Upon entry the property has a large entrance hall with a storage cupboard which has the potential to convert into a downstairs W.C. The kitchen is separate with built in storage and is followed by a large reception room which has an abundance of storage (which falls under the stairs) leading to a well proportioned garden with rear access. As you ascend upstairs there are three double bedrooms, a bathroom with a separate W.C and loft storage. Devonshire Road is conveniently located off of Whitehorse Road, allowing you to be within close proximity to West Croydon Overground station as well as Selhurst and East Croydon Rail Stations. Whitehorse Road has an array of convenience shops for your daily needs."

Ground Floor  
463 sq.ft. (43.0 sq.m.) approx.

1st Floor  
384 sq.ft. (35.7 sq.m.) approx.



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TOTAL FLOOR AREA: 847 sq.ft. (78.7 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Predicted
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	73		0
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>	

