

Truuli



Wharncliffe Road, London, SE25

£550,000 Freehold

- Picturesque views
- Extended kitchen dining room
- A stones throw from Grangewood Park
- Well maintained family home
- Off street parking
- Garage has been converted to large work area

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

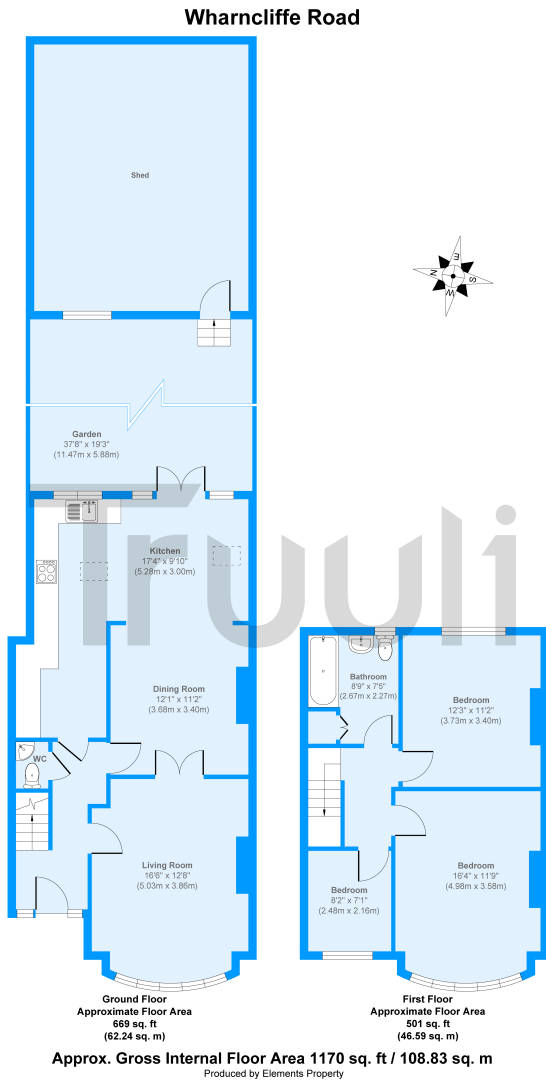
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** Vendors and Agents comments ** "My daughter and I fell for the house the moment we walked through the door. Wharncliffe Road has very good transport links to both Croydon and Central London. An X68 Bus (7-minute walk) will get you to Waterloo in 45 minutes and Norwood Junction (a 20-minute Walk) will get you to London Bridge by train in 12 mins. Croydon Shopping Centres (Centrale and Whitgift Centre) are less than a ten-minute drive away. The larger Superstores on Purley Way & Valley Park will take you less than 15. The property is literally a stones throw from Grangewood Park and there are three Large Supermarkets (all with free parking) less than five minutes away." The ground floor of the property is fully open plan (Living Room, Dining Room & Kitchen) and is great for entertaining and hosting. It is also extended with Patio Doors leading to the Garden. There is a large work area/play room at the end of the garden which has been converted from a garage. The two double bedrooms are larger than average for properties of this type and the third bedroom (currently a home office). The upstairs front bedrooms have wonderful and picturesque views at nighttime especially when fireworks displays are on. Watching the Planes line up to land at Heathrow on the horizon is almost hypnotic.



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	
	66		0
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

