

# Truuli



## Lower Addiscombe Road, Croydon, Surrey, CR0

£500,000 Freehold

- Spacious home
- Off street parking for multiple cars
- Large garden
- Great location for various commuting and transport links
- Separate kitchen
- Scope to extend to the rear
- Master bedroom has an en-suite

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

Tel: 0330 043 0002

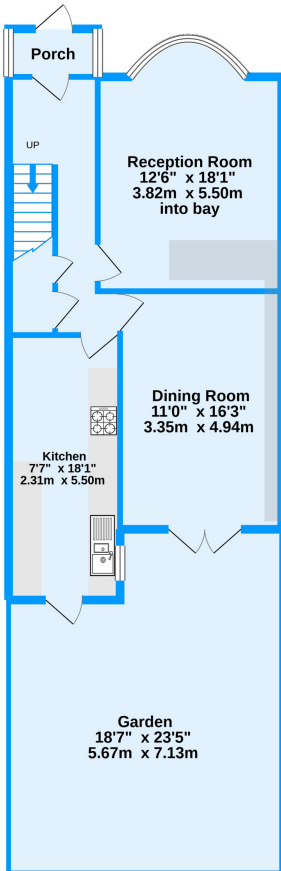
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Lower Addiscombe Road, Croydon, Surrey, CR0

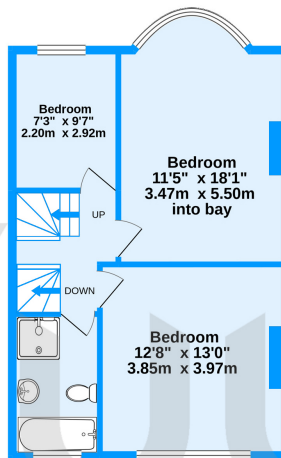
£500,000 Freehold

\*\*\*Vendor's comments:\*\*\* "This has been my lovely home for almost ten years. When I first viewed the property I was in awe of the room sizes and the space throughout and the loft was already extended (which was very important for me). I viewed so many properties in Croydon and I struggled to find a garden as nice as the one I have now. The location was great for me as it is so easy to get to either the tram, overground and train stations as well as be well placed to drive to wherever I need to. The garden was very appealing to me as it was the biggest I had viewed in the area. I love being on a main road as it has always made me feel safe and protected at all times of the day. This has always been a loving family home for me and the property downstairs allows you to host a large number of guests, ideal for any occasion. The front living room is great to relax peacefully and watch tv or read a book. The dining room has been great for family meals, or for the children to do their homework or to host guests that may also spill into the garden. The separate kitchen was ideal for me to be able to cook in peace whilst the children or my guests enjoyed the other rooms. My family and I over the years have toyed with the idea of extending the rear further and configuring the layout but we did not see the need, this may be something the new buyer may choose to do. The local amenities are great and there is a nice sense of community within my road and with the local businesses. My son went to Harris Academy which was a great school and I know there are some other good schools close by for any families looking to buy in the area. The children have grown up and I am now moving to be closer to my family. I am going to miss my bedroom at the top of the house the most as it is like my little haven with my own en suite as well as my favourite takeaway Vujon which is a delicious takeaway that I highly recommend! This area really has grown from strength to strength and I wish the new buyer all the best wishes."

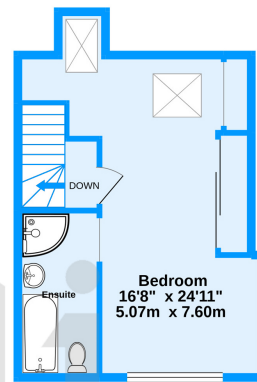
Ground Floor  
643 sq.ft. (59.7 sq.m.) approx.



1st Floor  
521 sq.ft. (48.4 sq.m.) approx.



2nd Floor  
365 sq.ft. (33.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1528 sq.ft. (142.0 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	
Current	Potential
<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>	<p><b>82</b></p> <p><b>70</b></p>
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England, Wales & N.Ireland	England, Wales & N.Ireland

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Predicted
<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><b>82</b></p> <p><b>70</b></p>
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