

Truuli



Coombe Road, Croydon, Surrey, CR0

£290,000 Leasehold

- Large and inviting reception room
- Close proximity of South Croydon train station and local amenities
- Two double bedrooms
- Access to a communal garden
- No onward chain
- Separate integrated kitchen
- Two bedroom lower ground flat

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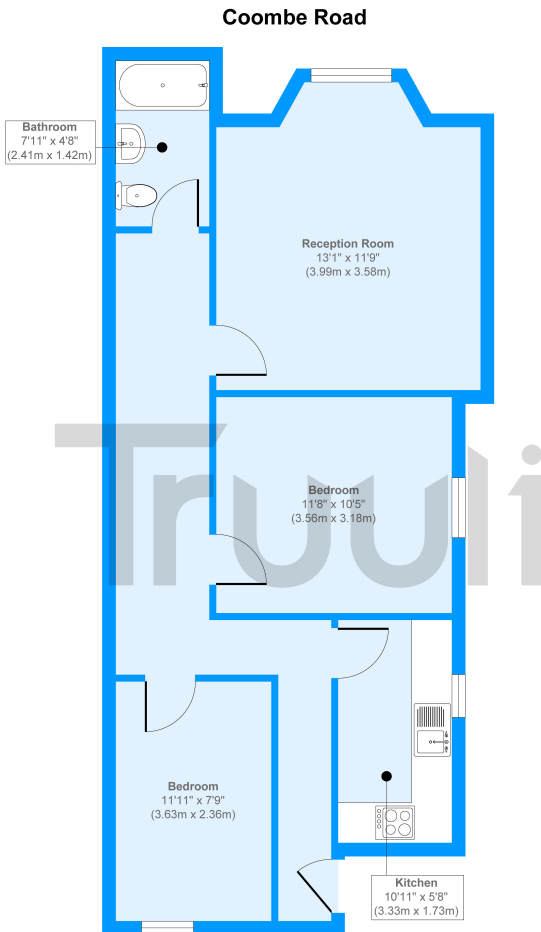
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This chain free, two-bedroom lower ground floor maisonette is located on Coombe Road, South Croydon and is offered to the market with no onward chain.

Offering spacious accommodation throughout the maisonette comprises; a separate integrated kitchen, a bright and airy reception room, two well-proportioned double bedrooms and a three-piece bathroom suite. The maisonette is accessed by the back of the building, tucked away from the road and also has access a to shared communal garden.

Coombe Road is within close proximity of South Croydon train station which provides fast and convenient transport into Central London as well as being close to local amenities like the popular restaurant quarter.



Floor Plan
Approximate Floor Area
635 sq. ft
(58.90 sq. m)

Approx. Gross Internal Floor Area 635 sq. ft / 58.90 sq. m
Produced by Elements Property

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	
	79		0
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England, Wales & N.Ireland	England, Wales & N.Ireland	England, Wales & N.Ireland	England, Wales & N.Ireland

