

Truuli



Canterbury Road, Croydon, Surrey, CR0

£500,000 Freehold

- Off street parking
- Three/Four bedroom house
- Well maintained and modern decor throughout
- Spacious accommodation throughout
- Large easy to maintain garden
- Close proximity of West Croydon train station and local amenities

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

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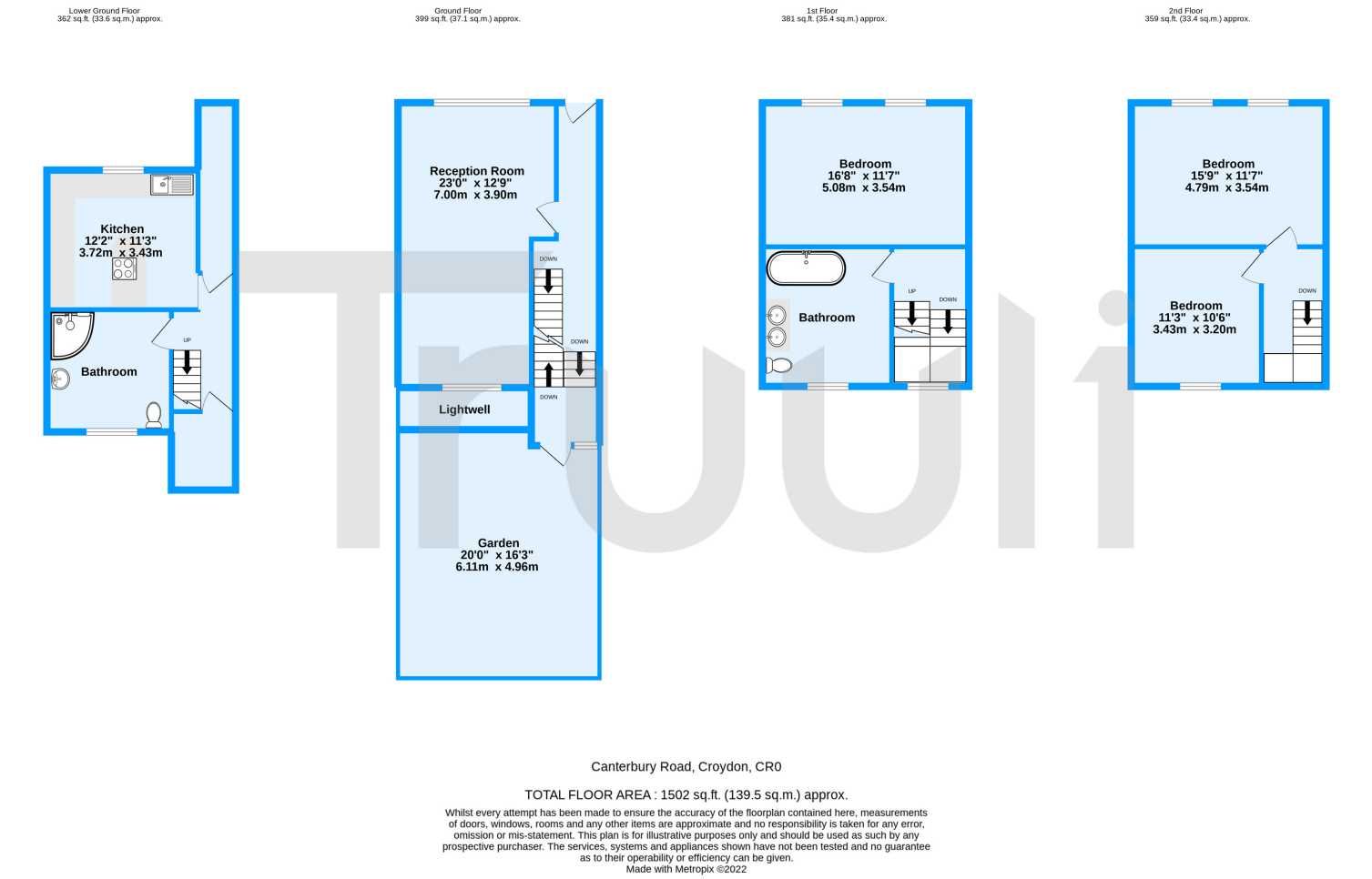
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*** Agents description *** This three/four bedroom family home on Canterbury Road, Croydon has been tastefully decorated in neutral colours by the current owners.

This property is very spacious and has an additional bathroom that used to be a bedroom so can easily be turned back into a fourth bedroom. There is off-street parking to the front of the house for two cars, a large entrance hallway that leads into a double reception room, to the lower ground floor there is a large eat-in kitchen and the first shower room. On the upper floors there is the primary bedroom and main family bathroom, to the top floor there is a further two bedrooms. The rear garden is big but does not need much maintenance and has a summer house with electricity inside.

Canterbury Road is a popular road in West Croydon due to its locality to all the local transport and amenities in the area.



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | |
|---|---------|-----------|--|-----------|
| | Current | Potential | | Predicted |
| Very energy efficient - lower running costs | | | | |
| (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 | | | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | |
| England, Wales & N.Ireland | | | England, Wales & N.Ireland | |
| | | 84 | | 0 |
| | 61 | | | |

