

Truuli



Laud Street, Croydon, Surrey, CR0

£425,000 Freehold

- South facing garden
- Outouse in the garden
- Outouse in the garden with electricity and lighting
- Master and second bedroom have built in storage
- Three double bedrooms
- Short walk from all of the main stations in Croydon
- Wonderful neighbours
- Semi-detached house
- Separate living room
- Close to an abundance of amenities

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

Tel: 0330 043 0002

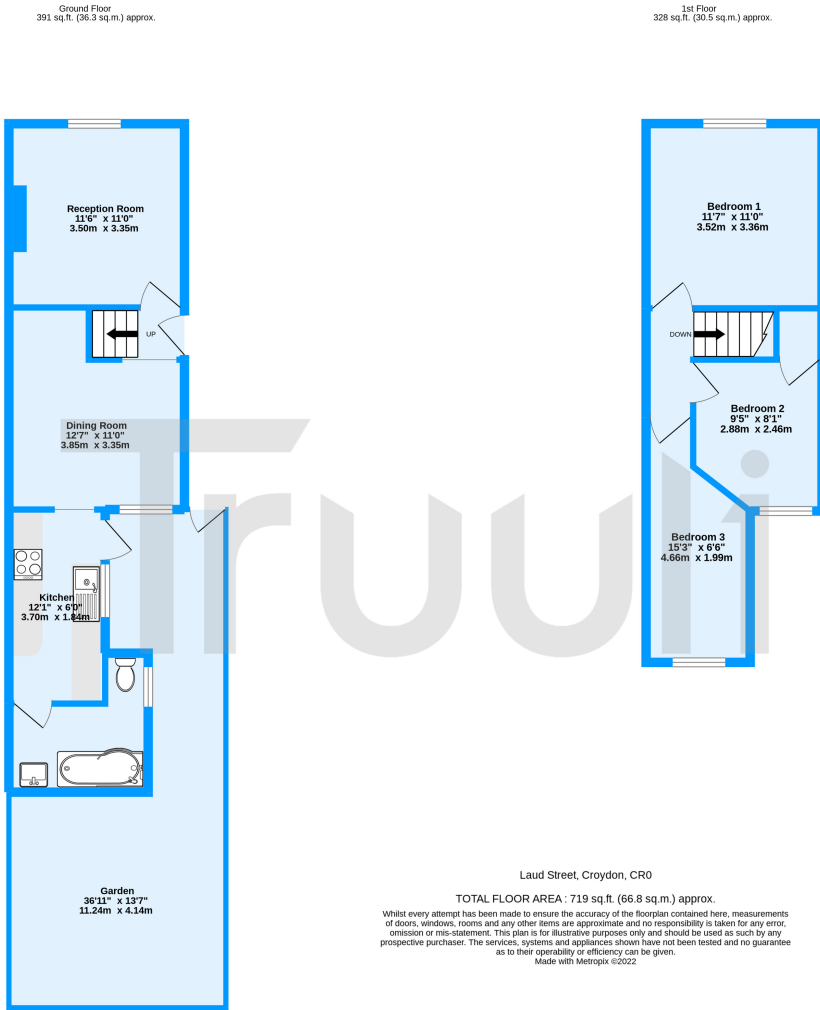
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Open day 23rd April

****Vendor's comments:**** "When we bought Laud Street in March 2019 our world was very different: this was our first house purchase after years of renting and we had yet to start a family... and of course we weren't expecting to live through a pandemic. In the years since, our house has been a constant source of comfort and stability. It has become a home."



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
	78		0
	44		
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>	

