

Truuli



Broad Green Avenue, Croydon, Surrey, CR0

£500,000 Freehold

- Three reception rooms
- Well maintained by current owners
- Croydon University hospital is located close by
- Croydon Town centre is a short bus ride away
- Located close to a plethora of transport links and amenities
- Three good sized bedrooms
- Prime catchment area for excellent schools

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

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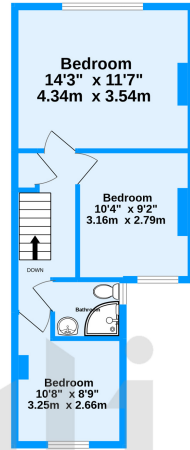
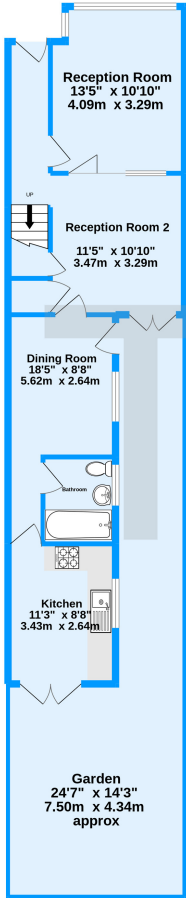
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A warm and inviting house, located on Broad Green Avenue, Croydon. This property has an abundance of space and has been well decorated in warm neutral colours.

Ground Floor
597 sq.ft. (55.5 sq.m.) approx.

1st Floor
421 sq.ft. (39.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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 1...		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	
	63		0
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

