

Truuli



Croydon Road, Beddington, Croydon, Surrey, CR0

£435,000 Freehold

- 1930's Victorian home with a garden
- No onward chain
- Garage with rear access
- Potential to further extend (STPP)
- Modernisation required
- 2 reception rooms
- Local transport links and amenities
- Period features throughout

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

Tel: 0330 043 0002

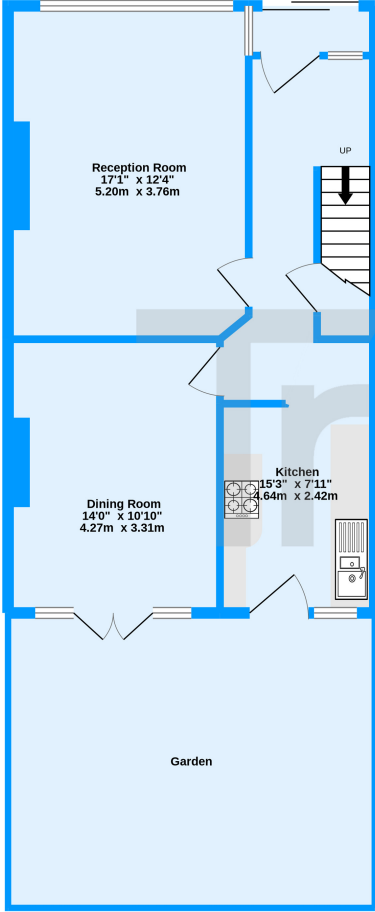
Email: save@truuli.co.uk Web: www.truuli.co.uk

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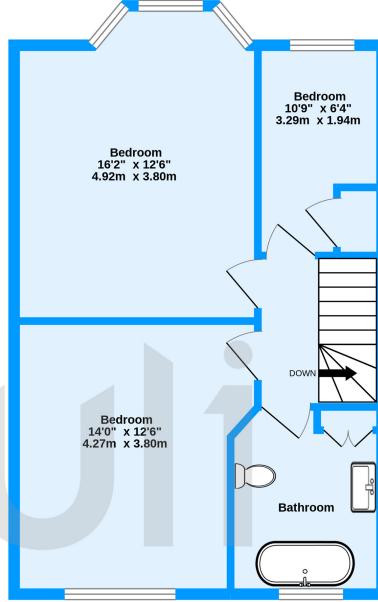
£435,000 Freehold

Truuli present to the market this 1930s Victorian home that maintains some brilliant period features and is ideal for any buyer wanting to extend and put their personal stamp on a new home. This property comes to market with no onward chain and is located perfectly for travel, school catchments and amenities.

Ground Floor
576 sq.ft. (53.5 sq.m.) approx.



1st Floor
543 sq.ft. (50.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1118 sq.ft. (103.9 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

