

Truuli



Waddon Road, Croydon, Surrey, CR0

£525,000 Freehold

- Large family home
- No onward chain
- Abundance of living space on the ground floor
- Rear access to the garden
- Over 1200 square feet of living space
- Walking distance of Waddon Station & Wandle Park Tram Stop
- Close to Purley Retail Park
- Wandle Park is a short walk away
- Utility room with W.C
- Delightful front garden

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

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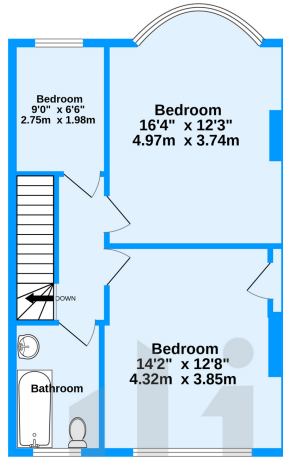
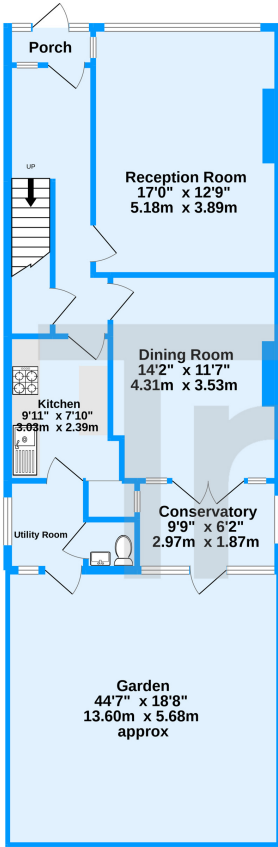
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This large family home on Waddon Road is presented to the market with no onward chain.

Ground Floor
686 sq.ft. (63.8 sq.m.) approx.

1st Floor
535 sq.ft. (49.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1222 sq.ft. (113.5 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		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

