

# Truuli



## Stanley Road, Croydon, Surrey, CR0

£380,000 Freehold

- Semi detached family home
- In need of cosmetic updating
- Double glazed
- Ground floor showerroom and upstairs bathroom
- Easy access of Croydon university hospital
- Close to Canterbury Road Recreation ground

Southbridge Place, Surrey, CR0 4HA

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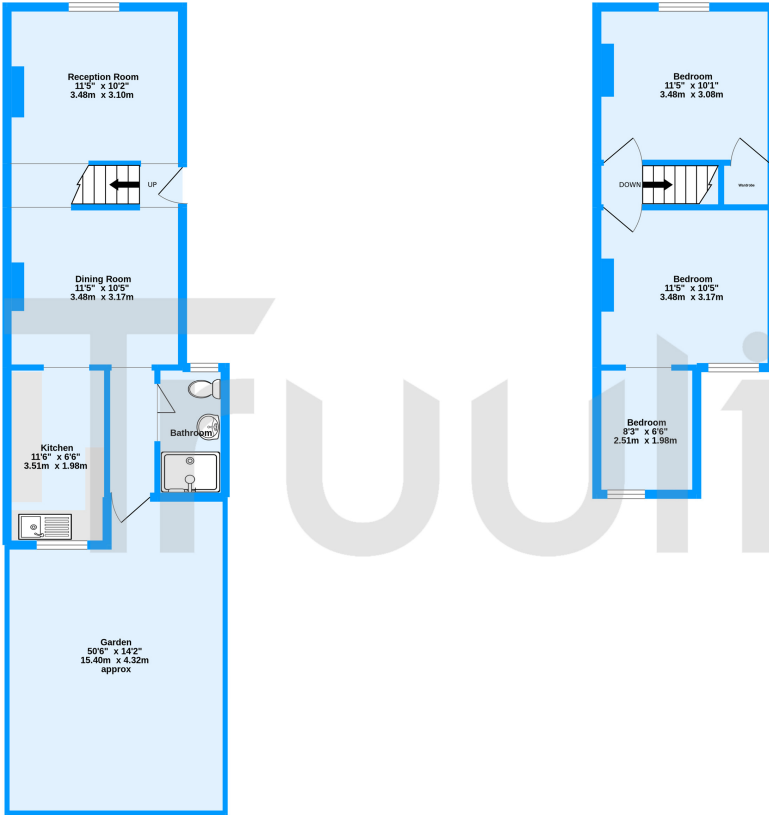
# Stanley Road, Croydon, Surrey, CR0

£380,000 Freehold

Located on Stanley Road, Croydon is this spacious three-bedroom semi-detached family home. The property is in need of modernisation, giving the chance to design and decorate to a new owner's taste.

Ground Floor  
401 sq.ft. (37.3 sq.m.) approx.

1st Floor  
315 sq.ft. (29.2 sq.m.) approx.



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TOTAL FLOOR AREA: 716 sq.ft. (66.5 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) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

