

Truuli



College Green, London, SE19

£525,000 Freehold

- Three - well proportioned double bedrooms
- Neutrally decorated
- Bright and deceptively spacious throughout
- Solid wood flooring throughout
- Large front and rear garden
- Off street allocated parking
- Close proximity to Crystal Palace " Triangle" & Railway / Overground station
- Cul-de-sac location

2, Lansdowne Road, Croydon, London, CR9 2ER

Tel: 0330 043 0002

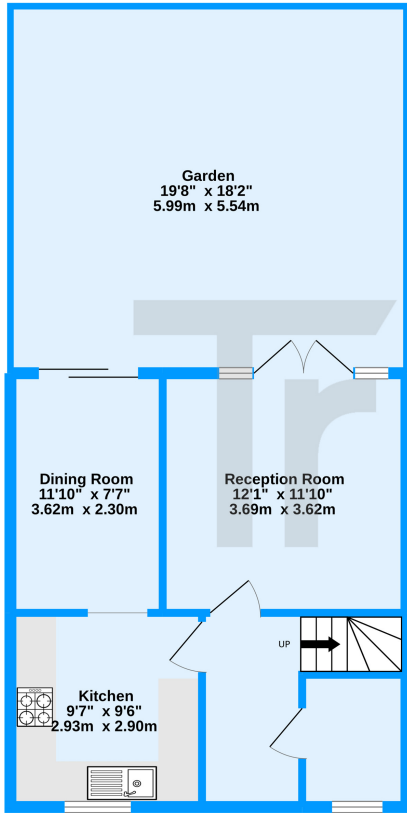
Email: save@truuli.co.uk Web: www.truuli.co.uk

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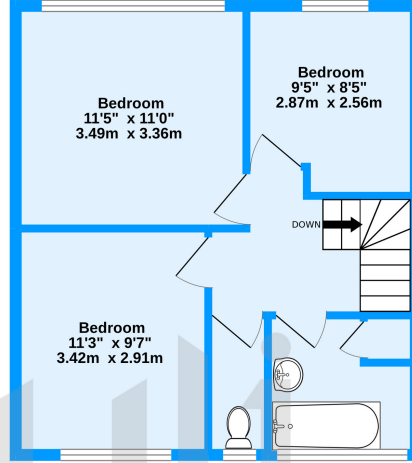
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Located in the quiet and residential cul-de-sac of College Green, is this ideal family home that has been lovingly maintained over the years of occupancy. Ideally situated for quick access to the ever-famous Crystal Palace "Triangle" and Park, this property is a well-proportioned three double bedroom house with a large front and private rear garden. It also has the potential to add value by way of a rear extension.

Ground Floor
422 sq.ft. (39.2 sq.m.) approx.



1st Floor
441 sq.ft. (41.0 sq.m.) approx.



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TOTAL FLOOR AREA: 864 sq.ft. (80.3 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		74
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

