

Truuli



Old Town, Croydon, Surrey, CR0

£360,000 Freehold

- Two double bedrooms
- Close proximity to Croydon Town Centre
- Potential to extend further
- Ample space
- Easily accessible to a variety of transport links
- Has been modernised over the last few years

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

Tel: 0330 043 0002

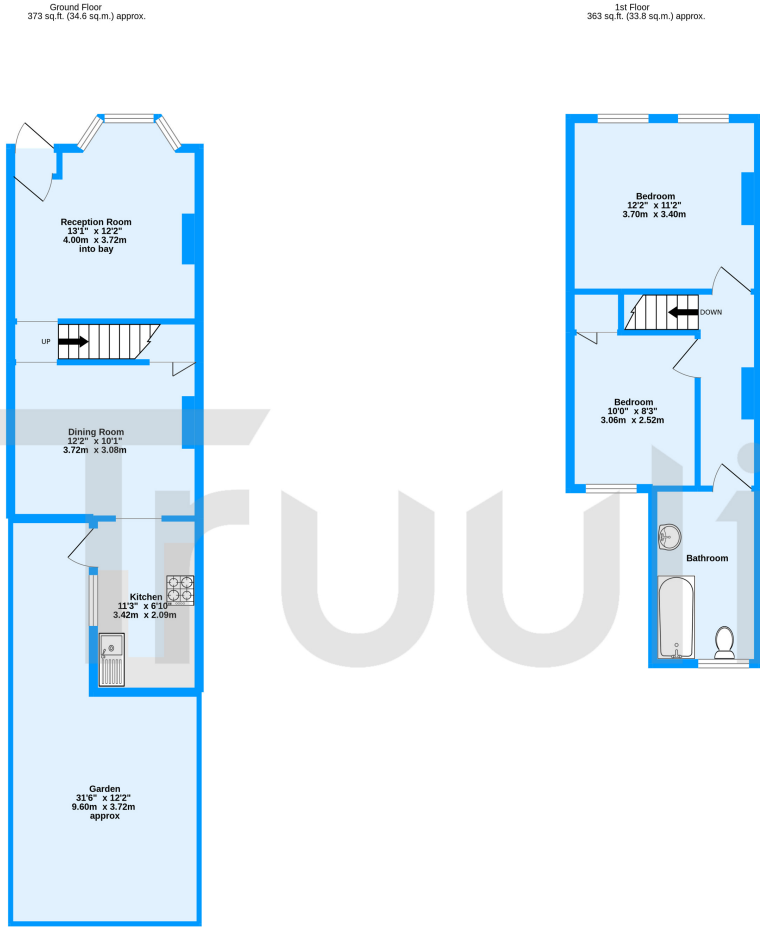
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor's comments: "Having moved here nearly three years ago, we have transformed this house into our home. In particular, we have upgraded the downstairs living space by opening up the space in the living room and modernizing it.

This has been the perfect space for our little boy to grow up and play in. Most recently, we have had a gorgeous kitchen fitted providing ample space and the comfort of integrated appliances. There is a lot more potential to the house that we haven't had the chance to explore. Scope for an extension and loft conversions initially attracted us to the property."



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 TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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		88
(69-80)	C	70	
(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	

