

Truuli



Exeter Road, Croydon, Surrey, CR0

£425,000 Freehold

- End of terrace house
- Two double bedrooms
- Further potential to extend
- Generously sized kitchen
- Sun trap garden
- Close to a range of amenities
- Large bay windows
- Recently renovated bathroom

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

Tel: 0330 043 0002

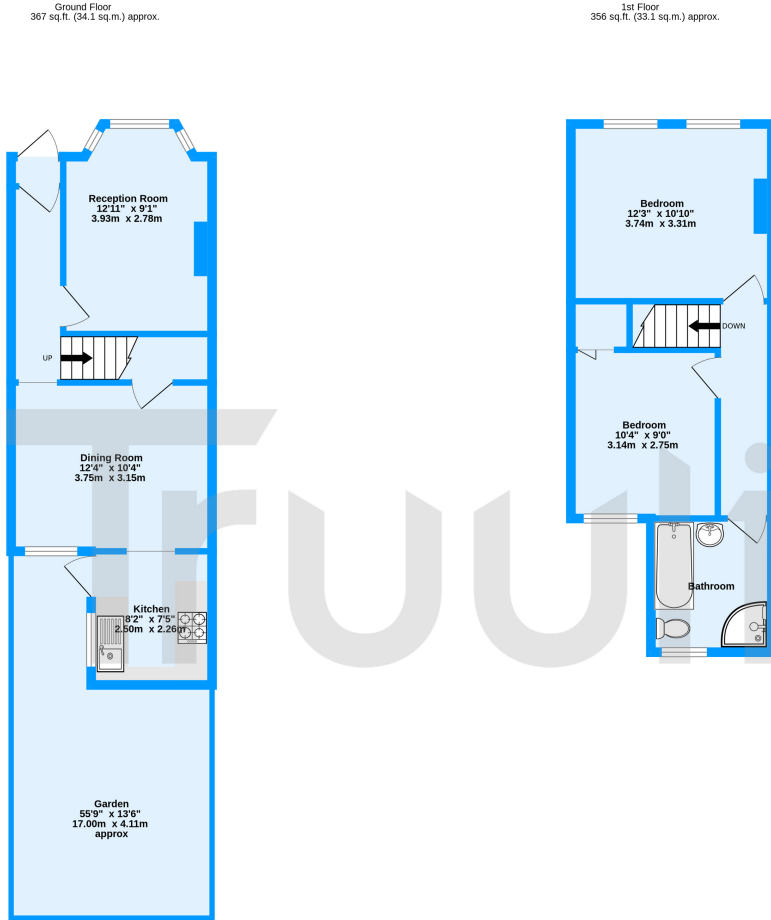
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor's comments: "We have lived in the property for over ten years and have stayed for so long due to the fantastic location, great commuter links but also the great community spirit of the street. We have made many friends who we will keep in touch with when we sell.

The garden has been a fantastic space to host friends and family and the property would suit first-time buyers, a small family, or a buyer looking to downsize."



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 TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

