

# Truuli



## Beddington Lane, Croydon, Surrey, CR0

£450,000 Freehold

- Local transport links and amenities
- Catchment area for outstanding schools
- Fantastic sized front and rear gardens
- Modern bathroom and Kitchen
- Potential to further extend (STPP)
- Three bedroom terraced house
- Excellent location
- Off street parking for multiple cars

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

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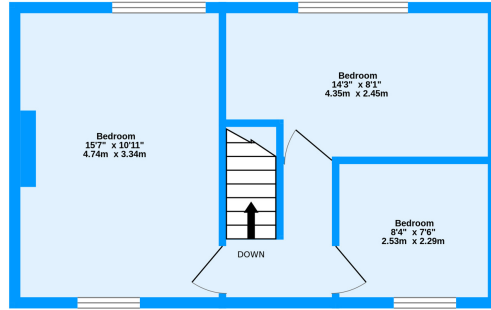
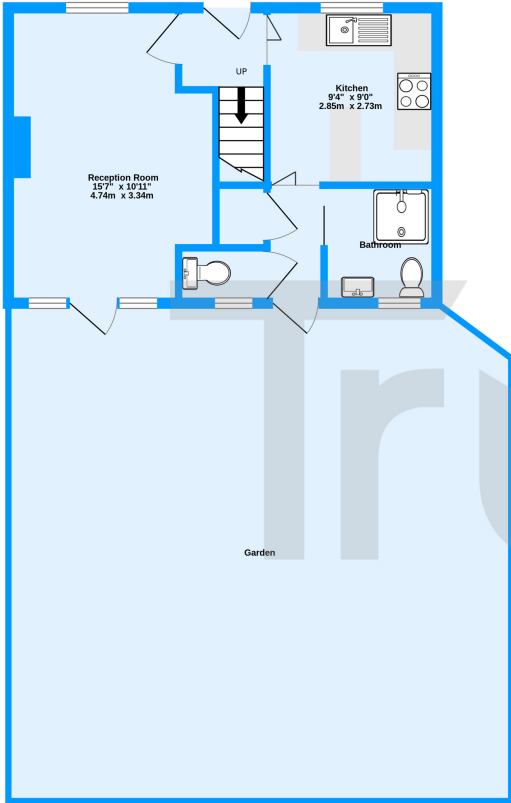
# Beddington Lane, Croydon, Surrey, CR0

£450,000 Freehold

A Lovely period, Terraced house that has been the home to a wonderful family, who have enjoyed many memorable moments and happy years there. A tastefully decorated and well maintained property ready for new owners!

Ground Floor  
349 sq.ft. (32.4 sq.m.) approx.

1st Floor  
389 sq.ft. (36.1 sq.m.) approx.



Beddington Lane, Croydon, CR0

TOTAL FLOOR AREA : 738 sq.ft. (68.5 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	30	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

