

Truuli



Westfield Road, Croydon, Surrey, CR0

£375,000 Freehold

- Living room makes the perfect setting for cosy evenings
- Two double bedrooms are similarly proportioned
- South facing garden
- Wandle Park, Waddon Ponds,

- Farmlands are close by
- Within walking distance of Croydon's excellent transport options
- Residential road

Beddington Park and Beddington

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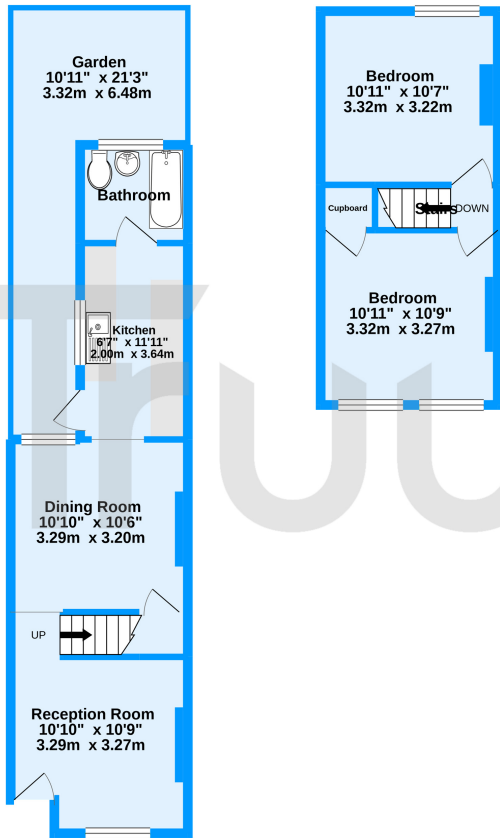
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Vendor's comments: "This house was our first step onto the property ladder and allowed us to escape renting without a huge mortgage. We have lived here for five years, longer than we planned, as we have loved it so much. Having recently married we are upsizing elsewhere in Croydon as we start the next chapter. We are delighted to share some of our favourite points about the house. We enjoy having friends over for dinner and the layout of the kitchen with the open door to the dining room is ideal for entertaining, whilst the living room makes the perfect setting for cosy evenings. We love that the two double bedrooms are a good size and similarly proportioned which means that either could be the master bedroom. Spending time in our garden has brought us much happiness over the years; it has been lovingly cared for and faces due south so receives a great deal of sunshine, ideal for sunbathing and excellent tomatoes. We have really enjoyed the green spaces nearby, especially Wandle Park next door but also Waddon Ponds, Beddington Park and Beddington Farmlands, as well as the North Downs right on Croydon's doorstep. The close proximity to Purley Way made it a breeze to furnish our house and make it a home. We each work in different areas of London and have easy commutes, with a seat on the train/tram to and from work and we really love that we are within walking distance of Croydon's excellent transport options. A huge benefit has been the easy access to Gatwick and our record from the plane to our front door is under 30 minutes. The transport connections along with the restaurants, shops and easy access to the countryside are key reasons as to why we are moving within Croydon. We will be sad to leave but we hope you will enjoy the house and garden as much as we have.

Ground floor
366 sq.ft. (34.0 sq.m.) approx.

1st floor
253 sq.ft. (23.5 sq.m.) approx.



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TOTAL FLOOR AREA : 619 sq.ft. (57.5 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 is given to their operation or efficiency in the future.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
Very energy efficient - lower running costs (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (39 to 54) E (21 to 38) F (1 to 20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (39 to 54) E (21 to 38) F (1 to 20) G Not environmentally friendly - higher CO ₂ emissions	
	87		0
	68		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

