

# Truuli



## Westfield Road, Croydon, Surrey, CR0

£350,000 Freehold

- South-facing well-presented low maintenance garden
- Two double bedrooms
- Quiet residential road next to Wandle Park
- Excellently located between tram, train and Overground options
- Close proximity to central Croydon's shops, bars and restaurants
- Terraced house
- On street parking

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

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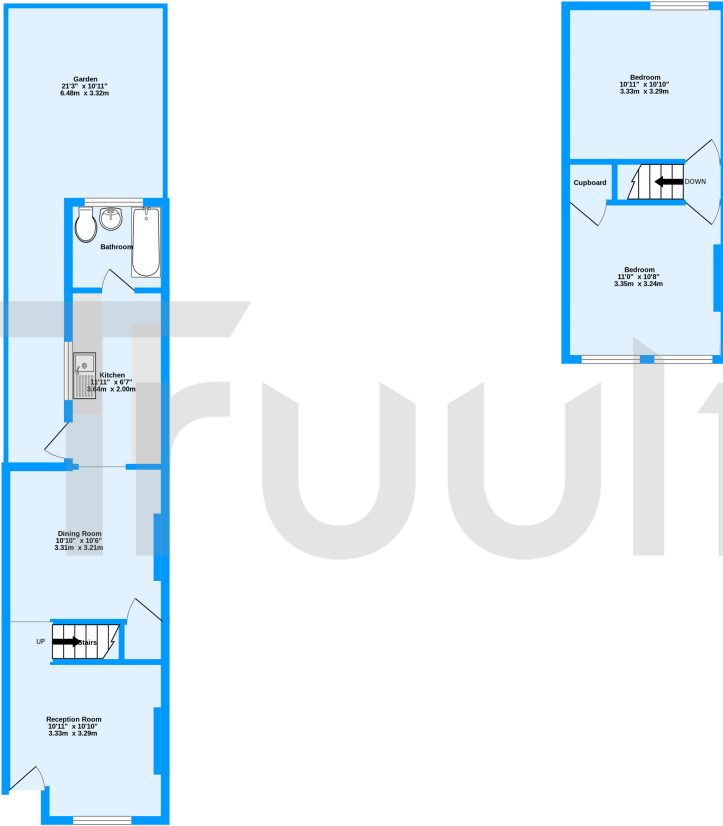
£350,000 Freehold

\*\*\*Vendor's comments:\*\*\* "Westfield Road was the first house I've bought and living here has been an excellent experience, whilst working in central London.

I am moving to North England, thanks to a great relocation opportunity arising from work. That means that my stay here – less than a year – must come to an end much earlier than planned."

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

1st floor  
256 sq. ft. (23.8 sq.m.) approx.



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TOTAL FLOOR AREA : 622 sq.ft. (57.8 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>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

