

Truuli



Franklin Crescent, Mitcham, Surrey, CR4

£700,000 Freehold

- Off street parking
- Utility room
- Downstairs cloakroom
- Garage
- En suite shower to primary bedroom
- Four bedroom family home
- Decorated to a contemporary modern style

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

Tel: 0330 043 0002

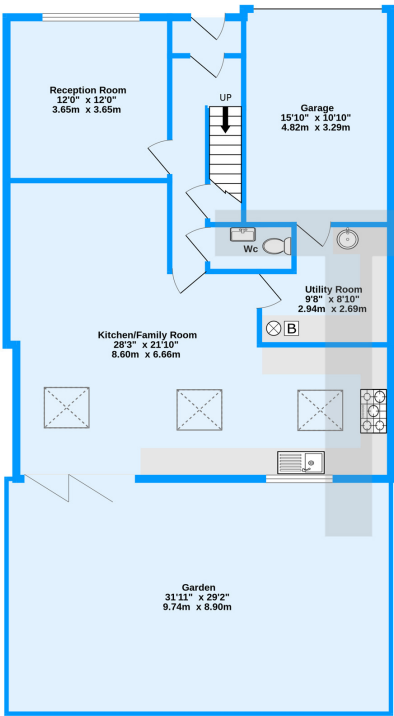
Email: save@truuli.co.uk Web: www.truuli.co.uk

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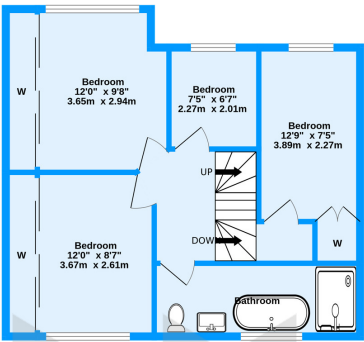
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*** Vendors comments *** " We knew as soon as we walked through the doors that this was our dream house and it's been exactly that for us. The open-plan living space is so spacious and with the underfloor heating, it feels cosy and intimate. We have had some lovely family moments here....."

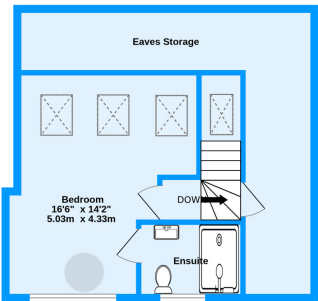
Ground Floor
954 sq.ft. (88.6 sq.m.) approx.



1st Floor
581 sq.ft. (53.9 sq.m.) approx.



2nd Floor
469 sq.ft. (43.6 sq.m.) approx.



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TOTAL FLOOR AREA : 2004 sq.ft. (186.1 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		82
(69-80) C	68	
(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		

