

Truuli



Old Town, Croydon, Surrey, CR0 1AU

£350,000 Freehold

- Two double bedrooms
- Lean-to room next to the kitchen acts as a useful utility room
- Central location for all amenities
- Easily accessible to a variety of transport links
- Enclosed rear garden
- Loft storage

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

Tel: 0330 043 0002

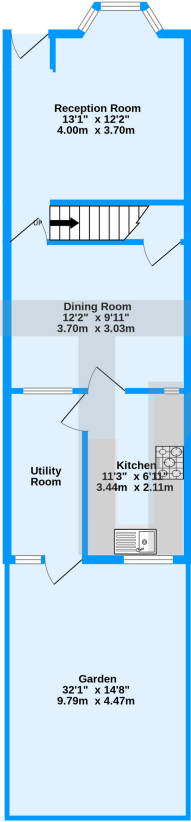
Email: save@truuli.co.uk Web: www.truuli.co.uk

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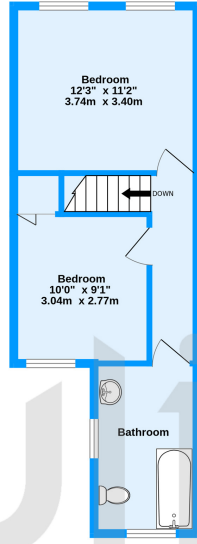
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****Vendor's comments:**** "When I moved down to Croydon, I was planning to be here for a few years, renovate the place and move on to north London. 20+ years later this has been my home. It is a very popular place with its; town centre shopping, close proximity to Purley Way (yay for Wing Yips and Ikea) and transport links."

Ground Floor
434 sq.ft. (40.3 sq.m.) approx.



1st Floor
371 sq.ft. (34.5 sq.m.) approx.



Old Town, Croydon, CR0
TOTAL FLOOR AREA: 806 sq.ft. (74.8 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+)	A		
(81-91)	B		88
(69-80)	C	71	
(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	

