

Truuli



Caernarvon Close, Mitcham, Surrey, CR4 1XD

£425,000 Freehold

- Garage
- Three - well proportioned bedrooms
- Downstairs cloakroom
- Private rear garden
- Balcony
- Communal park on the development
- Close to good ofsted rated schools
- Close to local green spaces and play grounds

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

Tel: 0330 043 0002

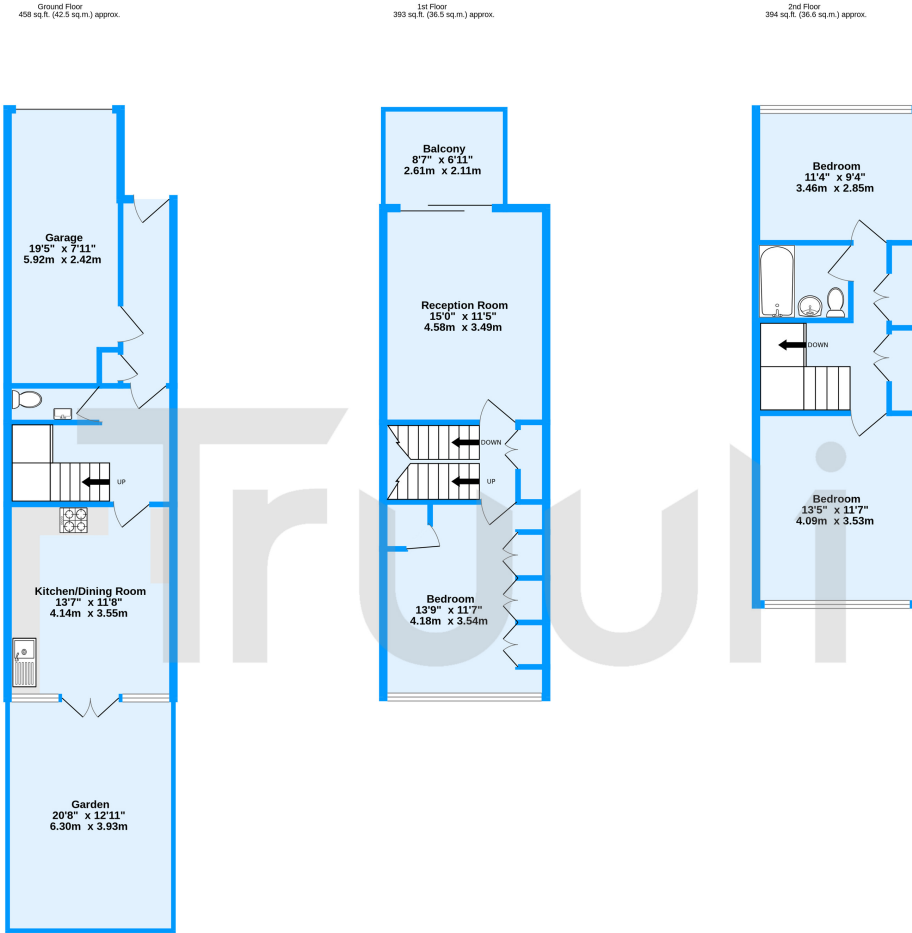
Email: save@truuli.co.uk Web: www.truuli.co.uk

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*** Vendor comments *** "After 34 years of calling this our home, the time has come to move on.

We first moved here in 1990 after falling in love with the overall space and size of this house's rooms. During this period, we have redecorated numerous times & will take away countless happy memories of birthdays, parties, & celebrations with family members when we were all young and carefree!"



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 TOTAL FLOOR AREA: 1245 sq.ft. (115.6 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		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

