

Truuli



Canterbury Road, Croydon, Surrey, CR0 3HD

£475,000 Freehold

- Excellent and efficient transport links
- Open plan reception/kitchen
- Loft extension
- Ample storage space
- Three bathrooms
- Three double bedrooms
- Large well presented rear garden
- Bespoke carpentry

Southbridge Place, Croydon, Surrey, CR0 4HA

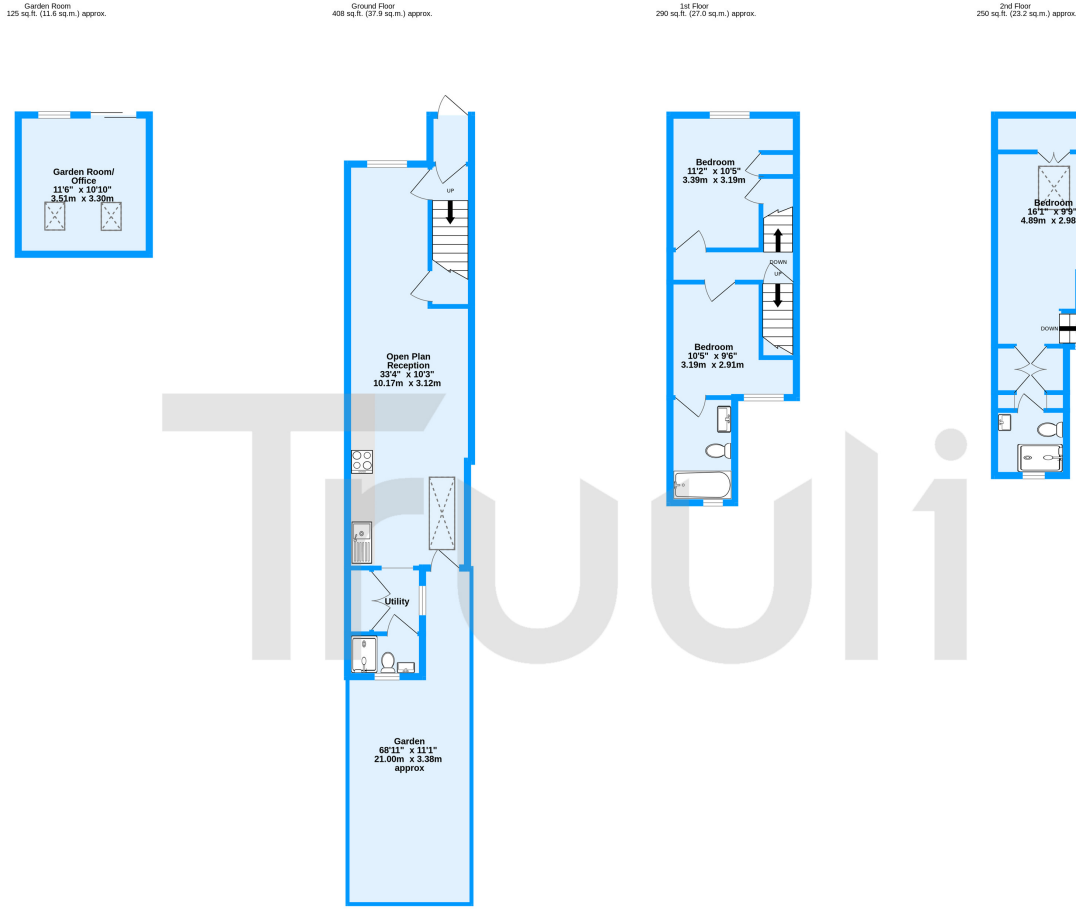
Tel: 0330 043 0002

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*** Vendor comments *** "Welcome to our stunning, modern family home arranged over three floors, which we are so proud of! This property which is conveniently located within easy reach of local shops, Valley Park retail park and Croydon Town Centre, with West Croydon train & tram nearby and bus links and both Ampere Way tram stops which for us is just a 10-minute walk away. There is also easy access to East Croydon station for fast train connections to London Bridge, King's Cross and Gatwick".



Canterbury Road, Croydon, CR0
 TOTAL FLOOR AREA: 1073 sq.ft. (99.7 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	84
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

