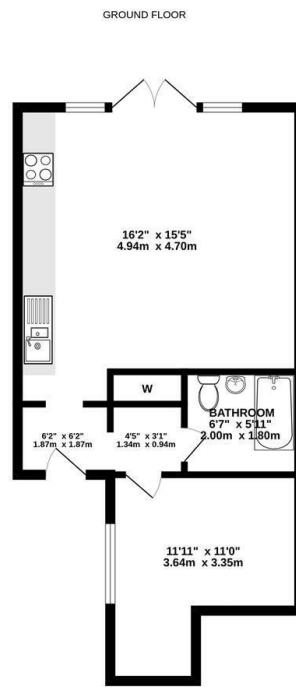




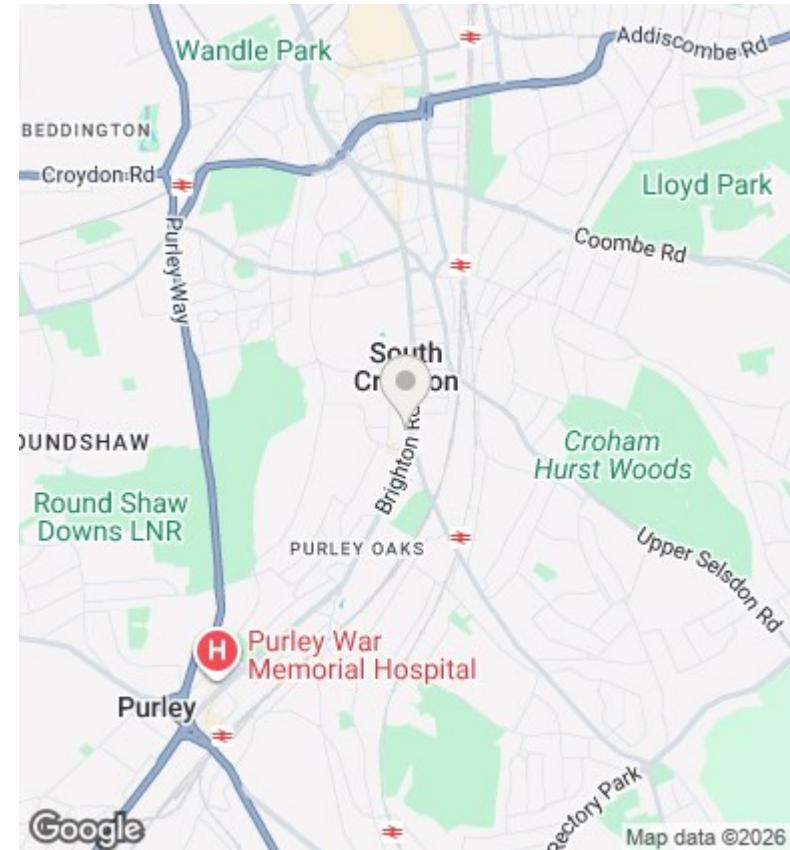
## 204D Brighton Road, South Croydon, CR2 6AF

Offers In The Region Of £270,000

- Ground floor maisonette
- Open-plan kitchen/living area
- Off-street parking
- Ideal first-time buy or investment
- Own private entrance
- Well-sized double bedroom
- Opposite South Croydon Bus Station
- Private rear garden
- Spacious hallway with built-in storage
- Close to shops, schools & local amenities



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions are for guidance only. Prospective buyers should not rely on them and must satisfy themselves as to the accuracy of the measurements. No guarantee is given. Made with Metrix C2026



## Directions

## Viewings

Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

## Council Tax Band

B

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	