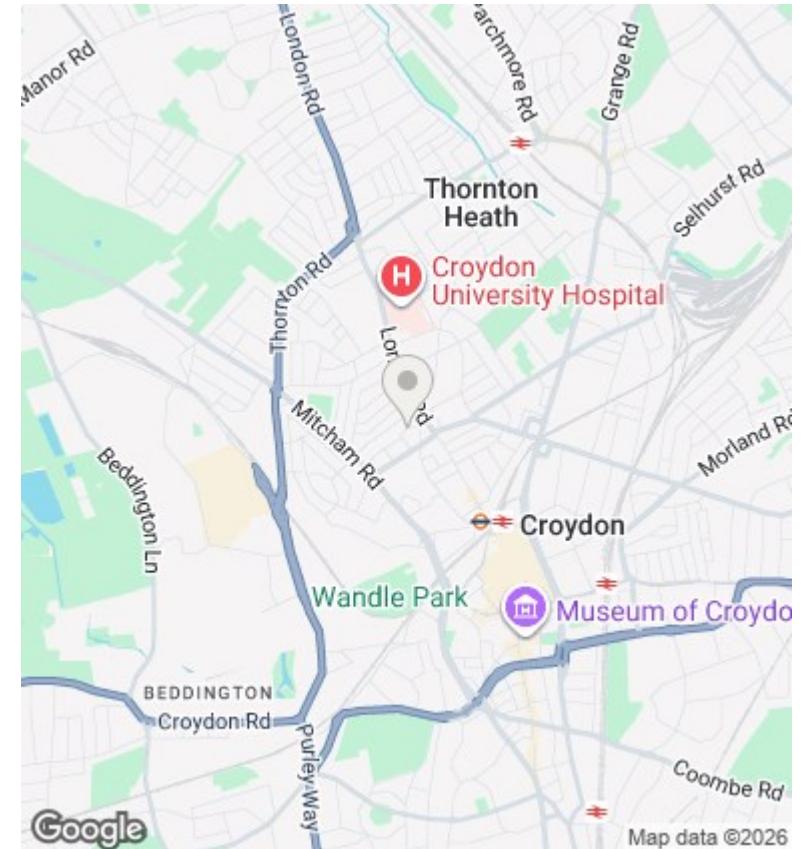




## 11 Bishops Road, Croydon, CR0 3LD

Offers In Excess Of £500,000

- Beautifully presented 4-bedroom home
- Walk-in wardrobe / home office
- Conservatory / utility room
- Quiet road, close to shops & transport
- Deceptively spacious over 3 floors
- Three further bedrooms
- Private driveway & side access
- Loft conversion with en-suite
- Two reception rooms
- Private garden with pond & large shed



## Directions

### Viewings

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

### Council Tax Band

C

### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		