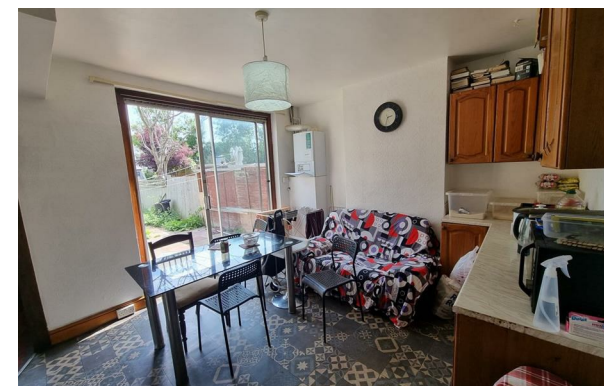
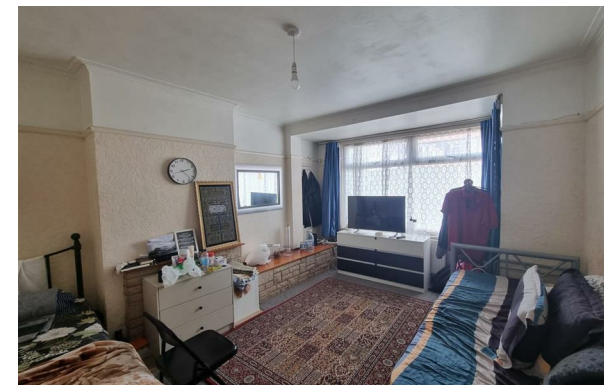




James Chiltern
Estate Agents



39 Midhurst Avenue, Croydon, CR0 3PS

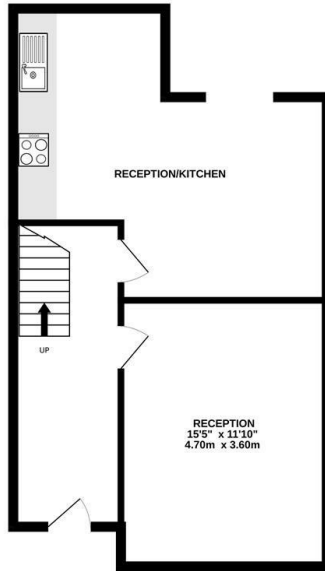
Offers In The Region Of £430,000

- THREE BEDROOM TERRACED HOUSE
- SPACIOUS FAMILY GARDEN
- AMPLE TRANSPORT LINKS WITHIN WALKING DISTANCE
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- CHAIN FREE
- FULLY DOUBLE GLAZED AND GAS CENTRAL HEATING
- CLOSE TO CRODON TOWN CENTRE

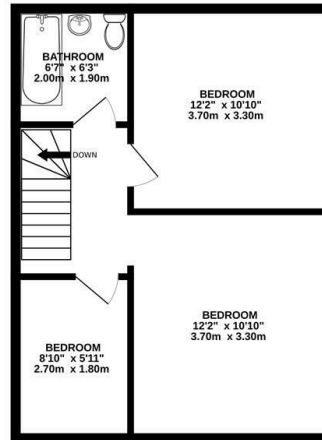
182 London Road, Croydon, Surrey, CR0 2TE
0208 681 8133

lettings@jameschiltern.com
www.jameschiltern.com

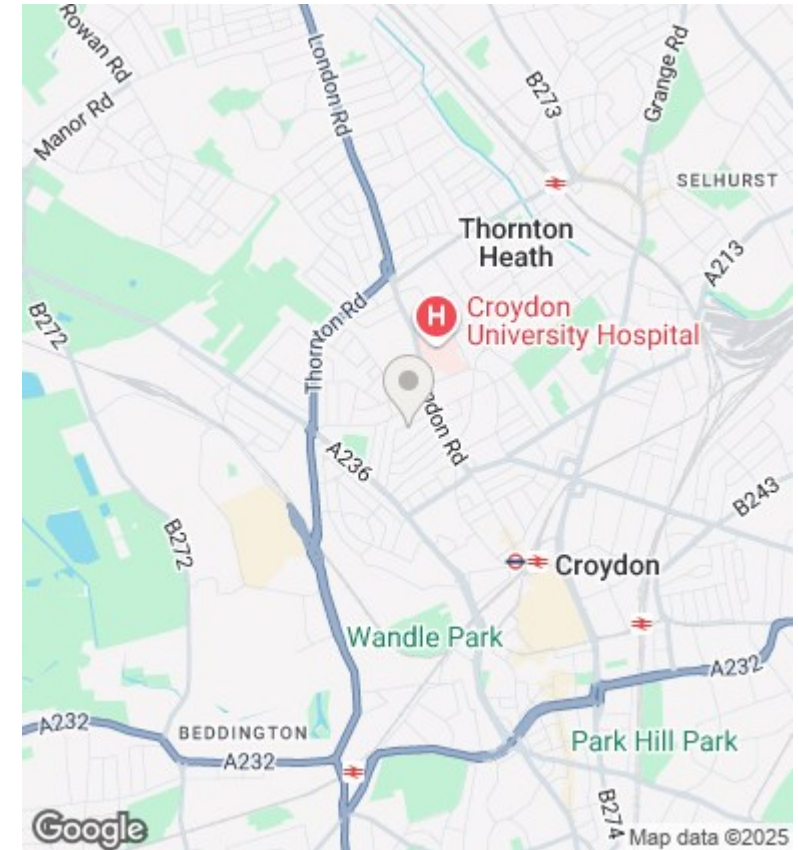
GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 sq.m.) approx.
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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

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

Council Tax Band

D

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	