



## Old Town, Croydon, Surrey, CR0

£375,000 Freehold

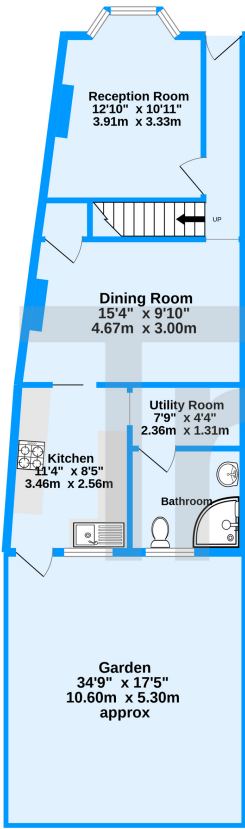
- Three double bedrooms
- Utility room
- Three piece bathroom suite
- Reception room and dining room
- End of terrace
- Large paved rear garden
- Close proximity to Croydon Town Centre
- Potential to extend further

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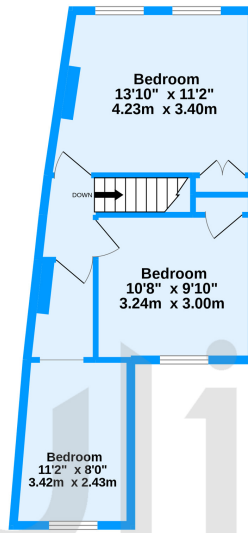
£375,000 Freehold

An exciting opportunity to secure a spacious family home in the heart of Croydon, Old Town.

Ground Floor  
506 sq.ft. (47.0 sq.m.) approx.



1st Floor  
406 sq.ft. (37.7 sq.m.) approx.



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TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

