



Croydon Road, Caterham, CR3 6PH

Guide price £475,000

Mc. MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

An attractive three bedroom semi-detached property situated on Croydon Road, Caterham, presented to the market ready to move into and perfect for families, down sizers and investors.

DISCLAIMER

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		84
(55-68) D			(69-80) C		68
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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