

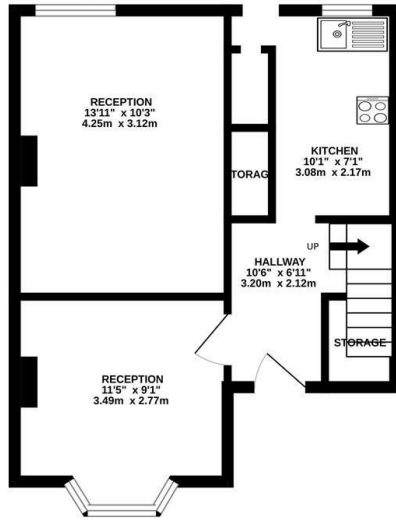


## 4 Waterworks Cottages Waddon Way, Croydon, CR0 4HY

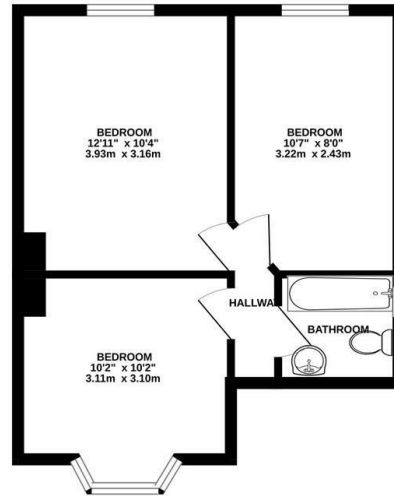
Asking Price £500,000

- 3 Double Bedrooms
- Semi Detached
- Fully vacant and chain free
- 2 Seperate Reception Rooms
- Large Rear Garden which back on to another road
- Possible Development Opportunity of rear garden (STPP) for another property
- Off Street Parking For Multiple Cars
- Needs Refurbishment

GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.

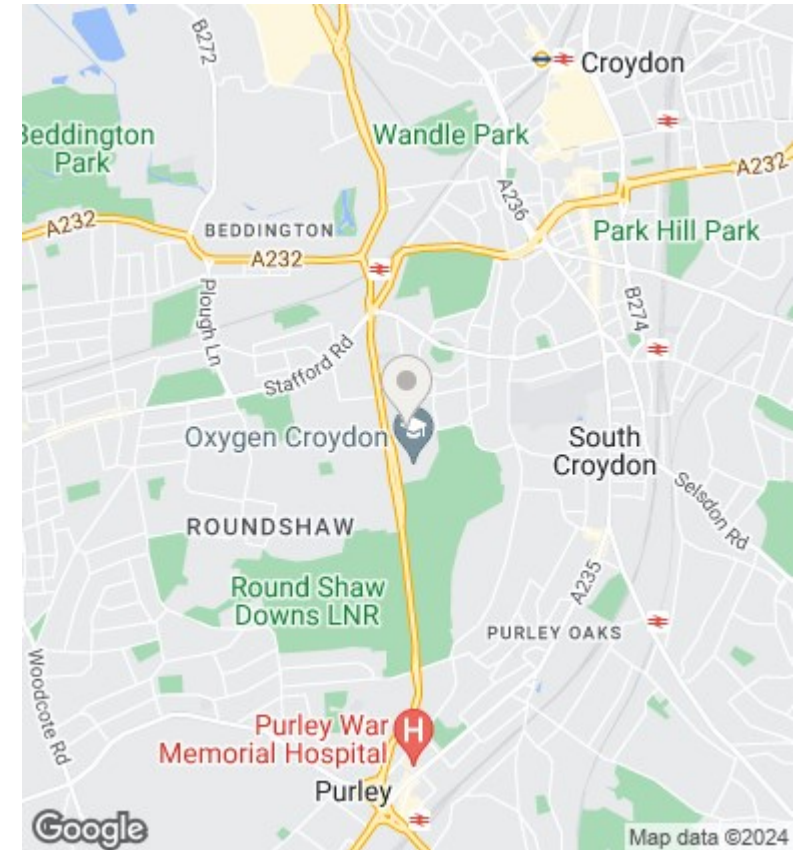


1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	