



James Chiltern  
Estate Agents



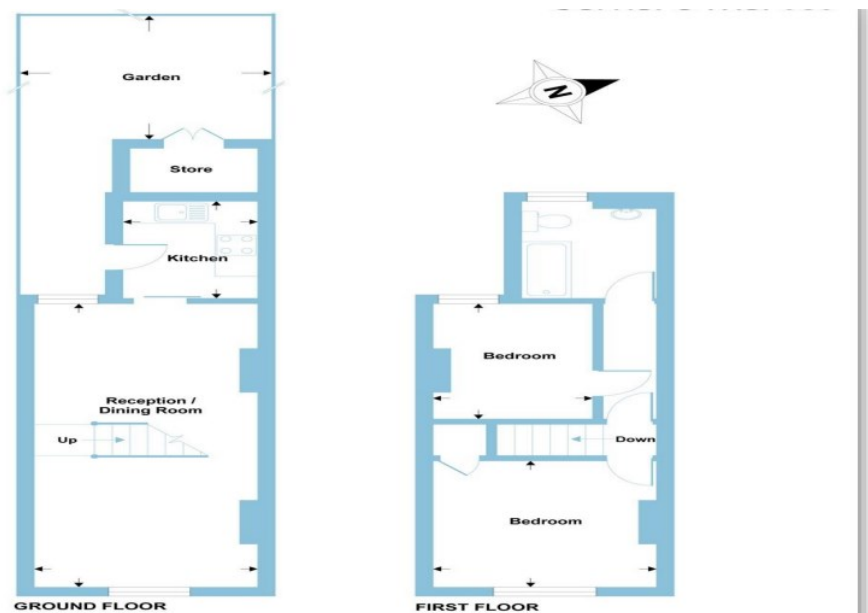
## 49 Wortley Road, Croydon, CR0 3EB

Asking Price £340,000

- Two double bedrooms
- End of terrace
- Closer To Croydon University Hospital
- Upstairs bathroom
- No onward chain
- Closer To Amentines & Traport Links
- Private garden
- Easy Access To East & West Croydon British Railways
- Easy Access To Valley Retail and Leisure Park

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### Wortley Road, Croydon, CR0

APPROX. GROSS INTERNAL FLOOR AREA 658 SQ FT 61.1 SQ METRES (EXCLUDES STORE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

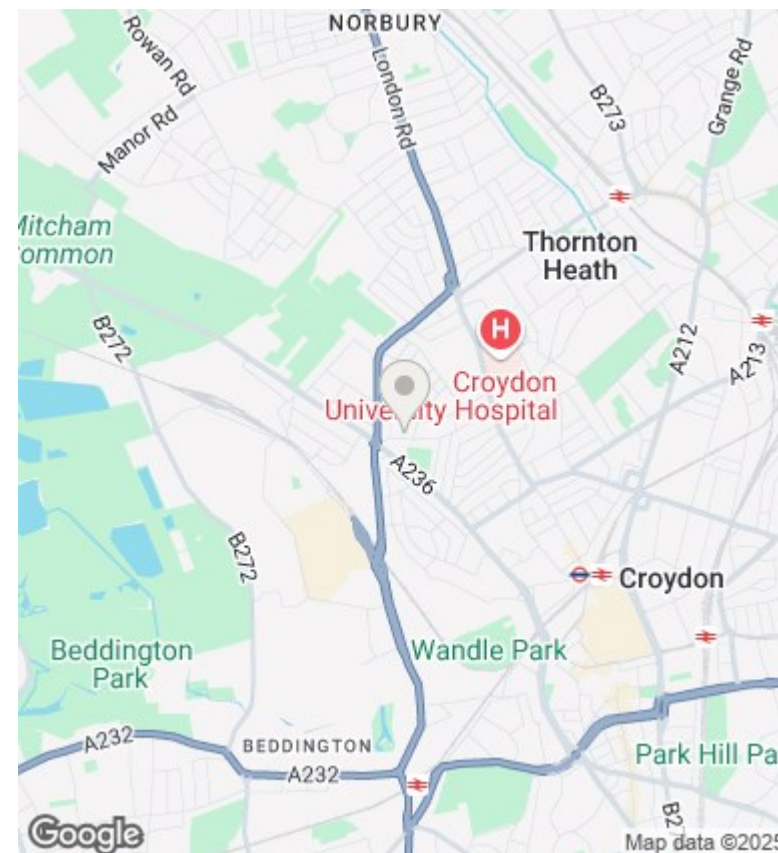
**Kitchen**  
8' 11" x 6' 4" ( 2.72m x 1.93m )

**Reception Room**  
25' 5" x 10' 6" ( 7.75m x 3.20m )

**Bedroom**  
11' 6" x 10' 7" ( 3.51m x 3.23m )

**Bedroom**  
10' 6" x 7' 9" ( 3.20m x 2.36m )

**Garden**



## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

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