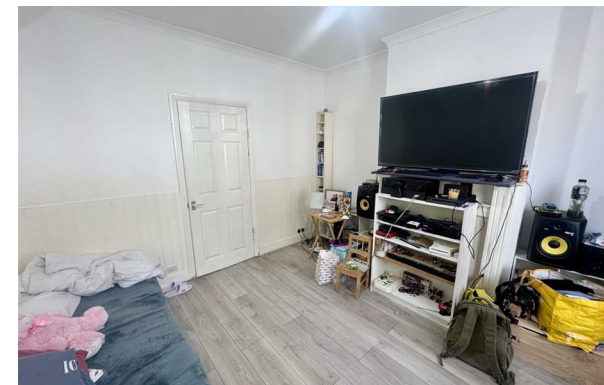




James Chiltern
Estate Agents



4 Sussex Road, South Croydon, CR2 7DA

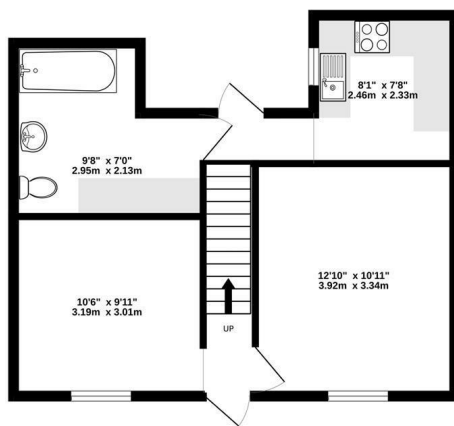
£425,000

- Spacious three-bedroom double-fronted house
- Modern fitted kitchen with garden access
- Third bedroom on ground floor – ideal as guest room or home office
- Offered with no onward chain for a smooth purchase process
- Two generous and versatile reception rooms
- Ground floor family bathroom
- Bright and well-proportioned throughout
- Private rear garden with storage shed
- Two large double bedrooms upstairs
- Peaceful residential location in South Croydon

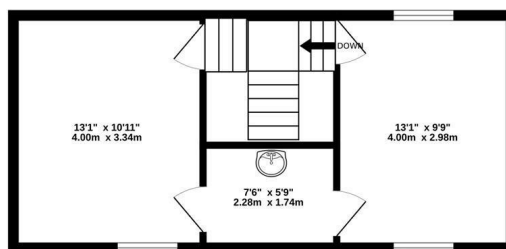
182 London Road, Croydon, Surrey, CR0 2TE
0208 681 8133

lettings@jameschiltern.com
www.jameschiltern.com

GROUND FLOOR
447 sq.ft. (41.6 sq.m.) approx.

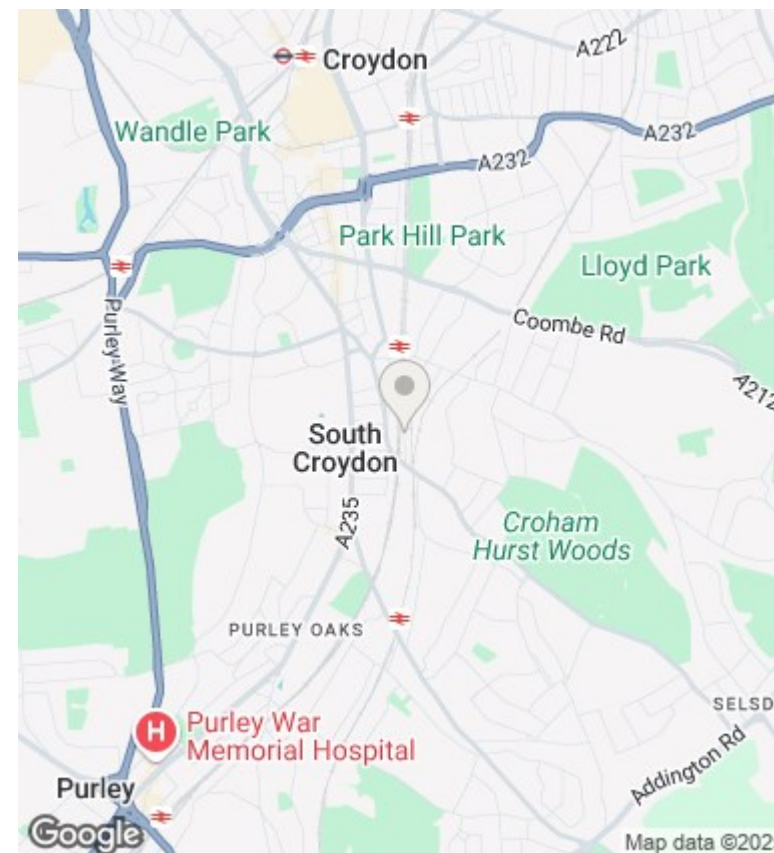


1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.2 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

C

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	