



James Chiltern
Estate Agents



37 Nova Road, Croydon, CR0 2TN

O.I.R.O £460,000

- Substantial Four Bedroom Terraced Family Home
- First Floor Bathroom
- Scope to extend (STPP)
- Close To West Croydon Station And Amenities
- Requiring Modernisation But Heaps Of Potential
- Chain Free
- Easy Access To Croydon Town Centre
- Three Bright And Spacious Reception Rooms
- Pleasant Private Rear Garden
- Central Heating

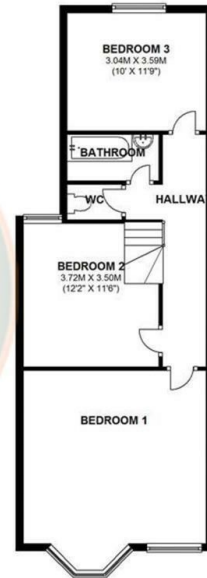
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www.jameschiltern.com

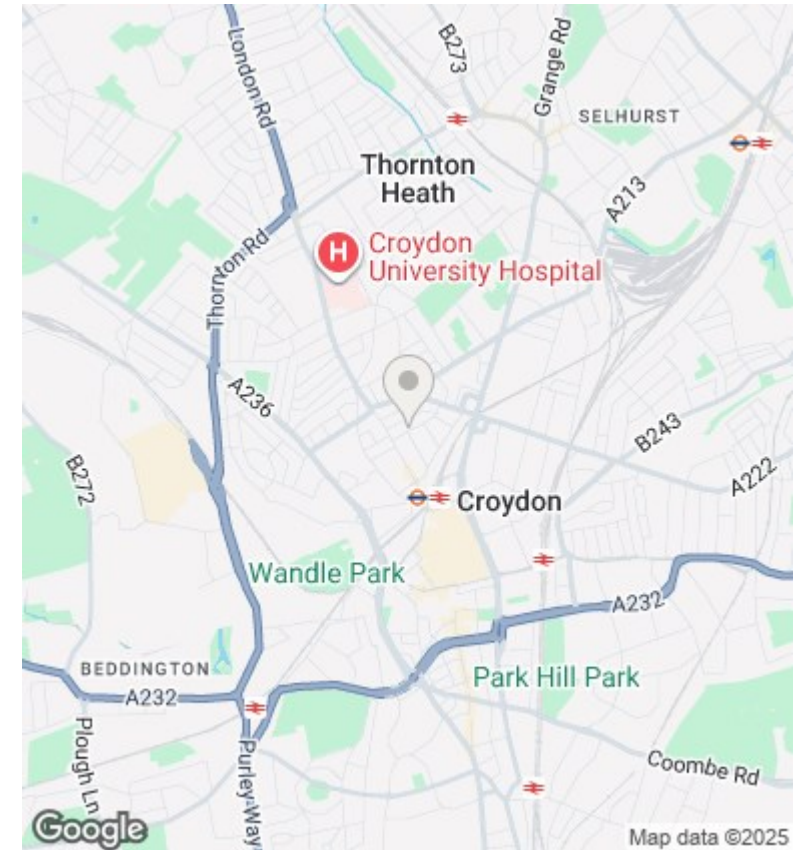
GROUND FLOOR
APPROX. 61.5 SQ. METRES (661.9 SQ. FEET)



FIRST FLOOR
APPROX. 59.0 SQ. METRES (635.0 SQ. FEET)



TOTAL AREA: APPROX. 120.5 SQ. METRES (1296.9 SQ. FEET)



Directions

Viewings

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

Council Tax Band

D

EPC Rating:

G

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 66 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 2 | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |