



James Chiltern
Estate Agents



42 Marden Crescent, Croydon, CR0 3ER

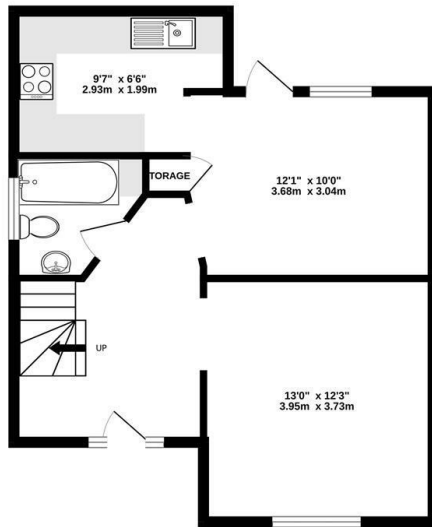
Asking Price £450,000

- 3-bed semi-detached home
- Family bathroom downstairs
- Generous private garden
- Great location near schools & transport
- 2 spacious receptions
- 2 large doubles with wardrobes
- Bright & airy throughout
- Modern fitted kitchen
- 1 versatile large single room
- Move-in ready condition

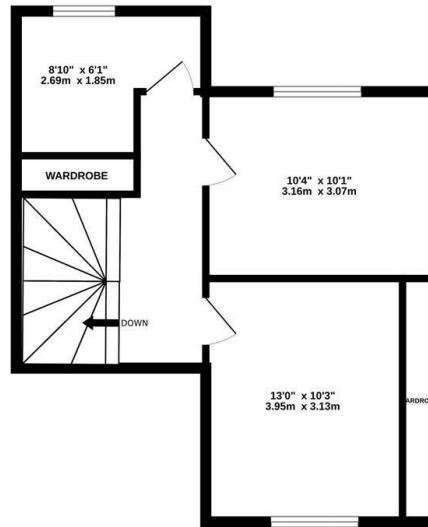
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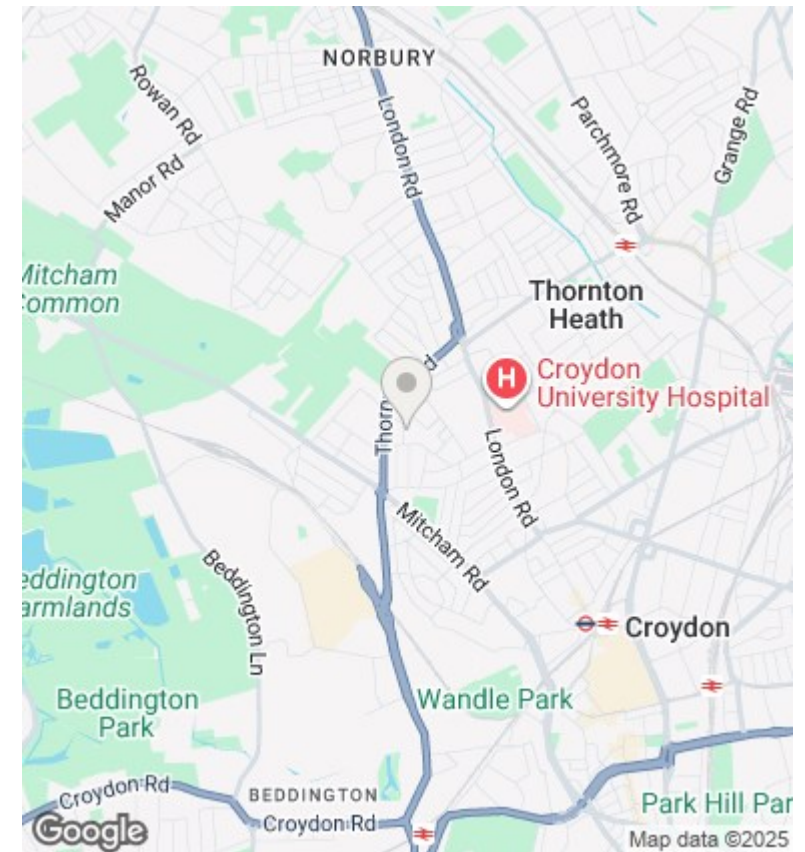
GROUND FLOOR



1ST FLOOR



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:

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