



James Chiltern
Estate Agents



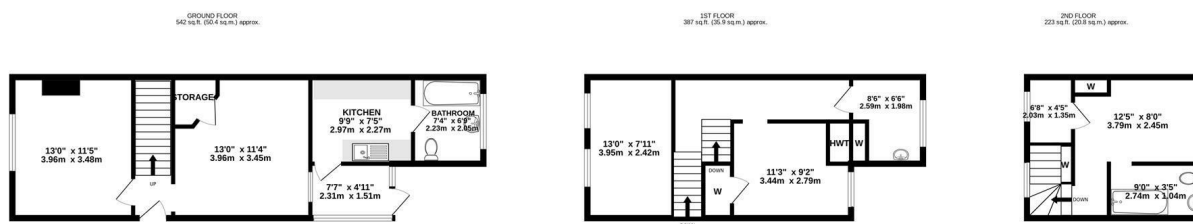
11 Bishops Road, Croydon, CR0 3LD

Offers In Excess Of £500,000

- Beautifully presented 4-bedroom home
- Walk-in wardrobe / home office
- Conservatory / utility room
- Quiet road, close to shops & transport
- Deceptively spacious over 3 floors
- Three further bedrooms
- Private driveway & side access
- Loft conversion with en-suite
- Two reception rooms
- Private garden with pond & large shed

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

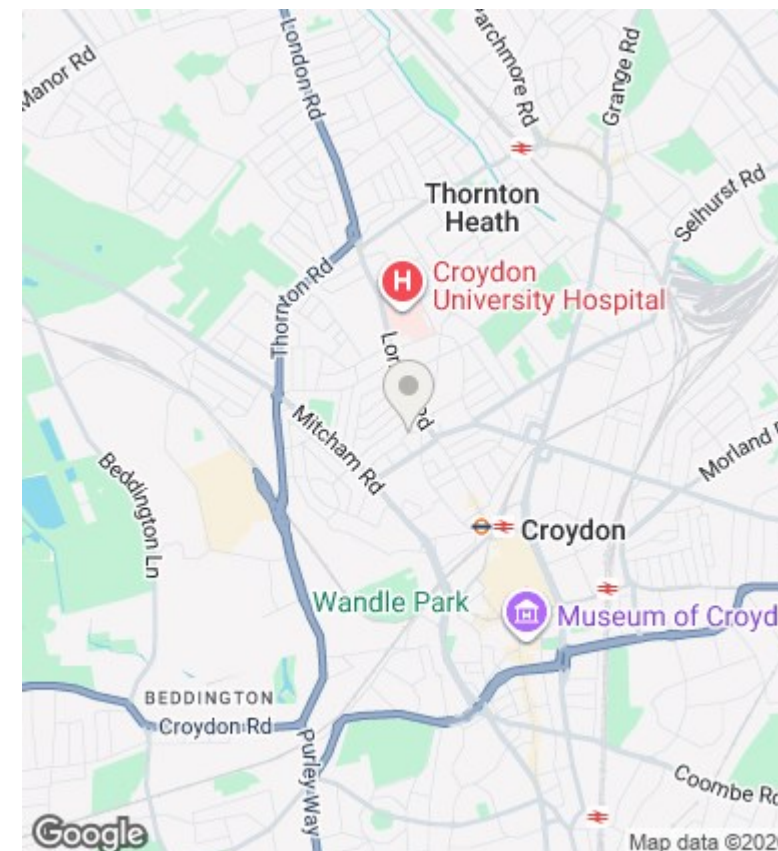
lettings@jameschiltern.uk
www.jameschiltern.uk



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 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		
(69-80) C		75
(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