



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

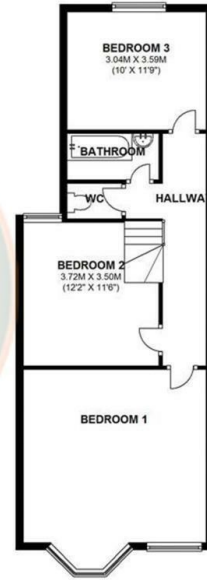
182 London Road, Croydon, Surrey, CR0 2TE
0208 681 8133

sales@jameschiltern.com
www.jameschiltern.com

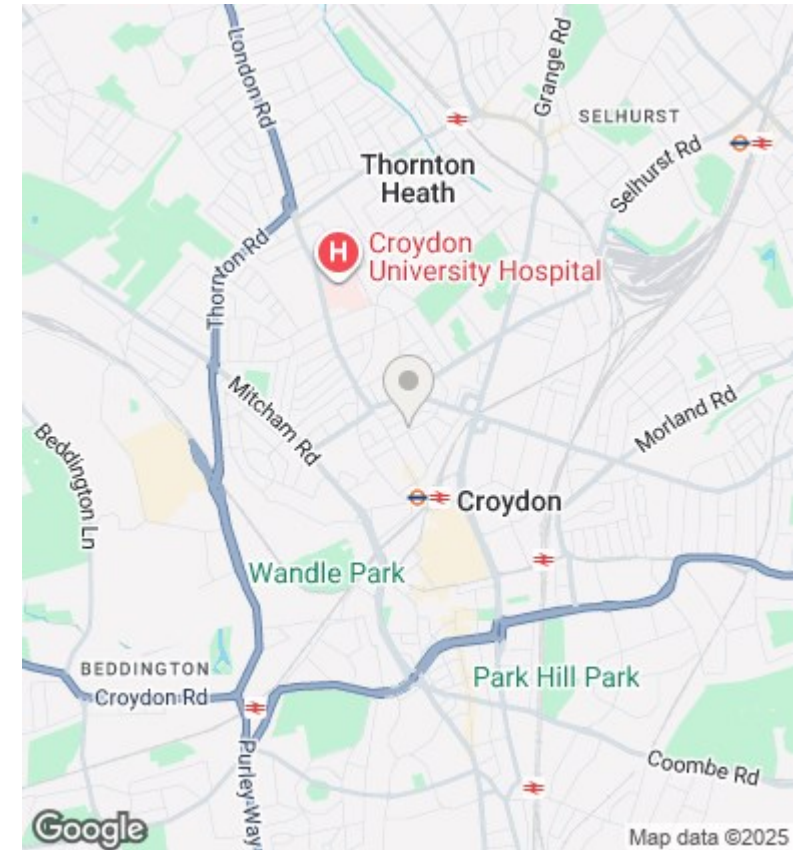
GROUND FLOOR
APPROX. 61.5 SQ. METRES (661.9 SQ. FEET)



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