

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Constance Road, Croydon, CR0 2RS

Semi-Detached Family house

Two Reception Rooms

Large Kitchen/Diner

Three Double Bedrooms

No Onward Chain

£475,000 Freehold

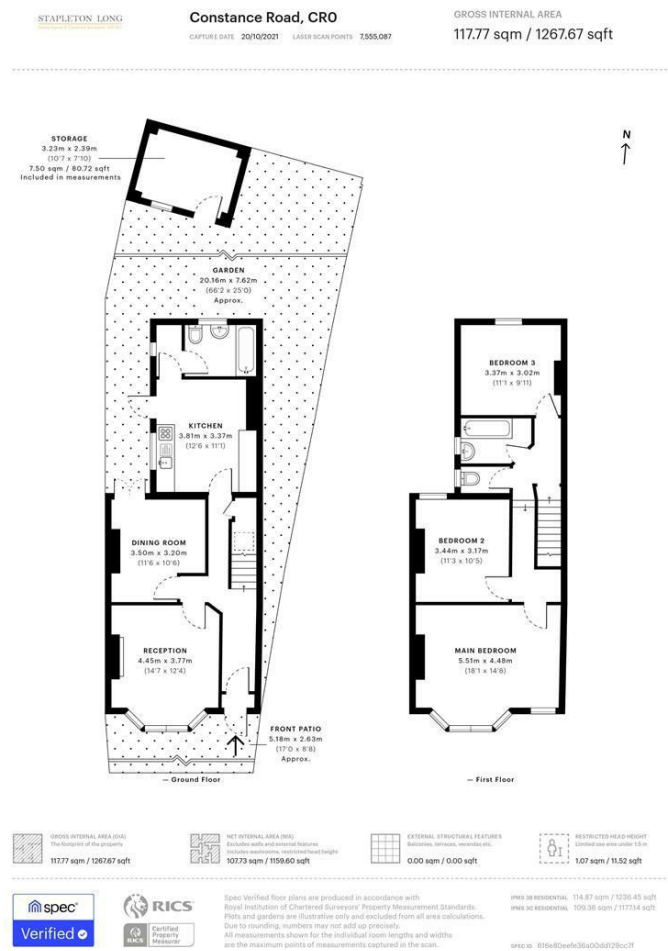
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

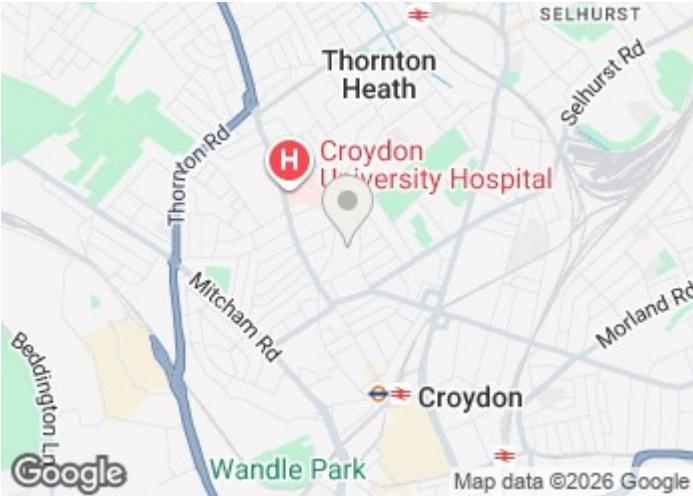
This fantastic semi-detached family house in prime location for Elmwood Junior School and Croydon University Hospital, the property comprises of entrance hall, two reception rooms, ground floor bathroom, fitted kitchen, three bedrooms and a further upstairs bathroom. Other benefits include gas central heating, double glazed windows and private rear garden

View now to avoid disappointment



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

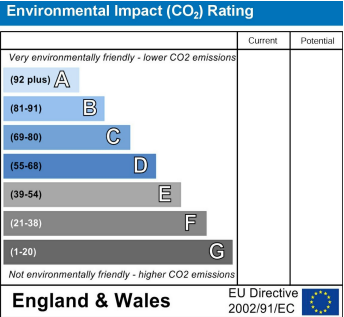
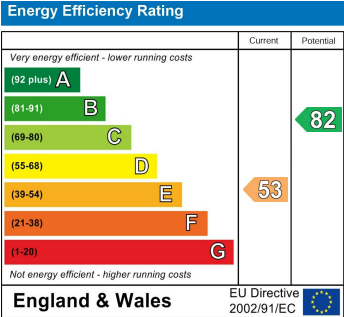
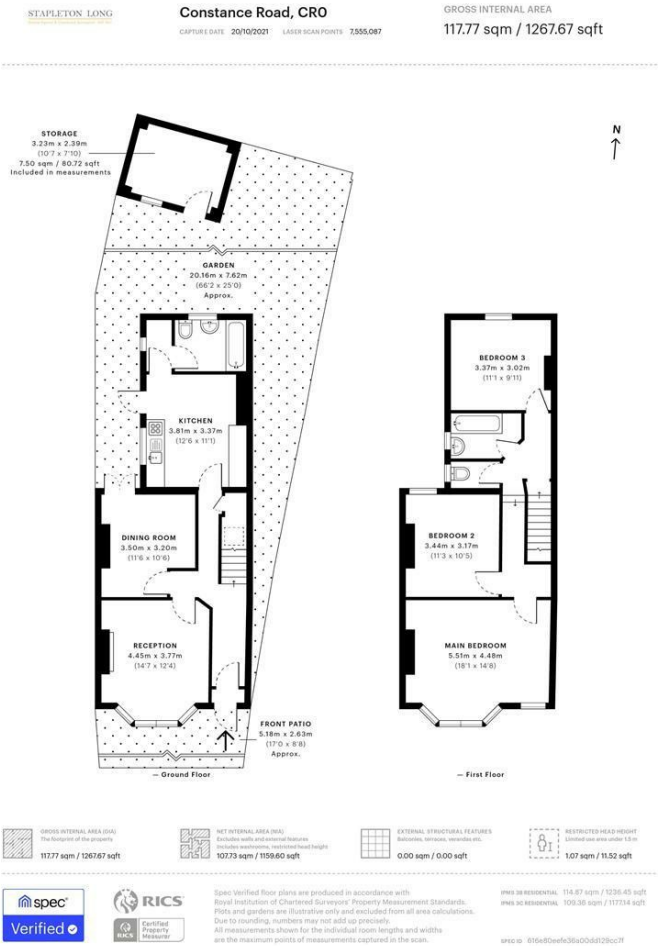
EPC RATING: E

Fees:

Information for Tenants: Properties in England

Relevant letting fees and tenant protection information

In addition to paying rent for the property, you may also be required to make the following permitted



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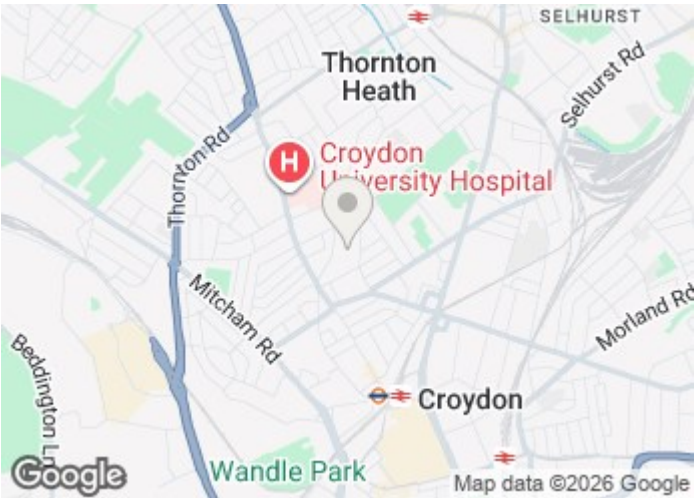
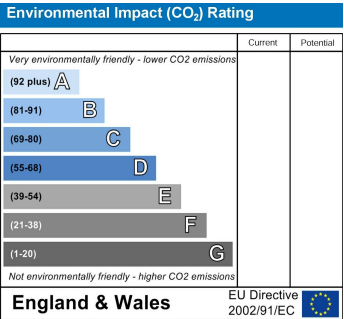
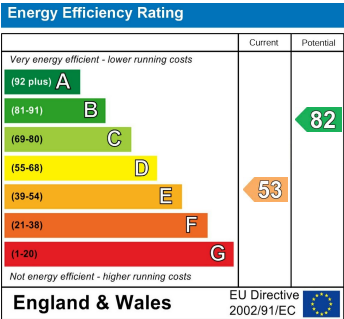
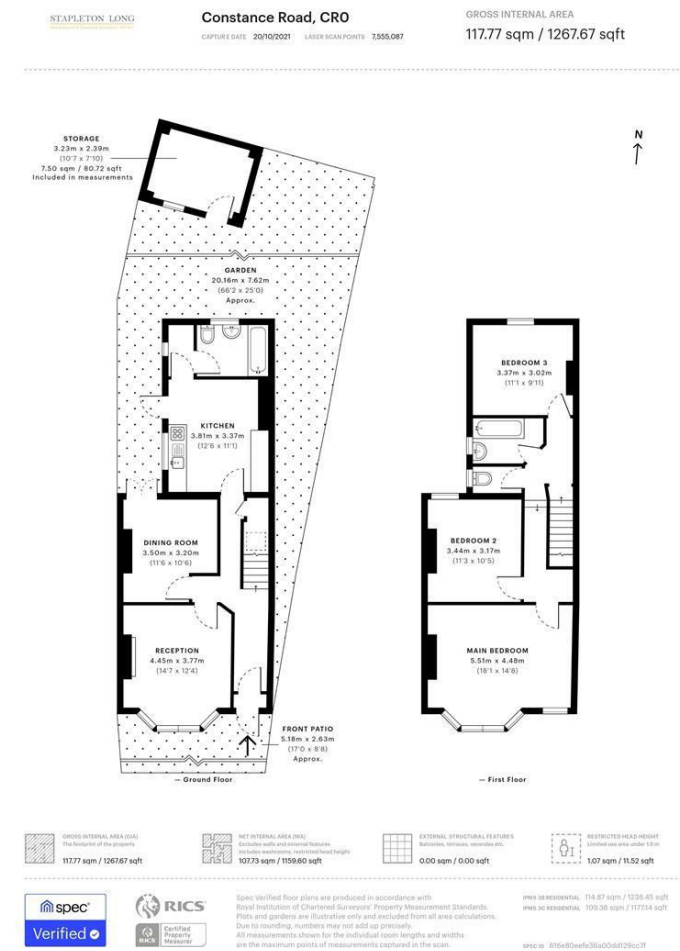
payments:

Before the tenancy starts:

- Holding Deposit: 1 week’s rent or £150
- Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).

During the tenancy:

- Payments to other third parties: such as Council Tax, utilities or payments for communications services;

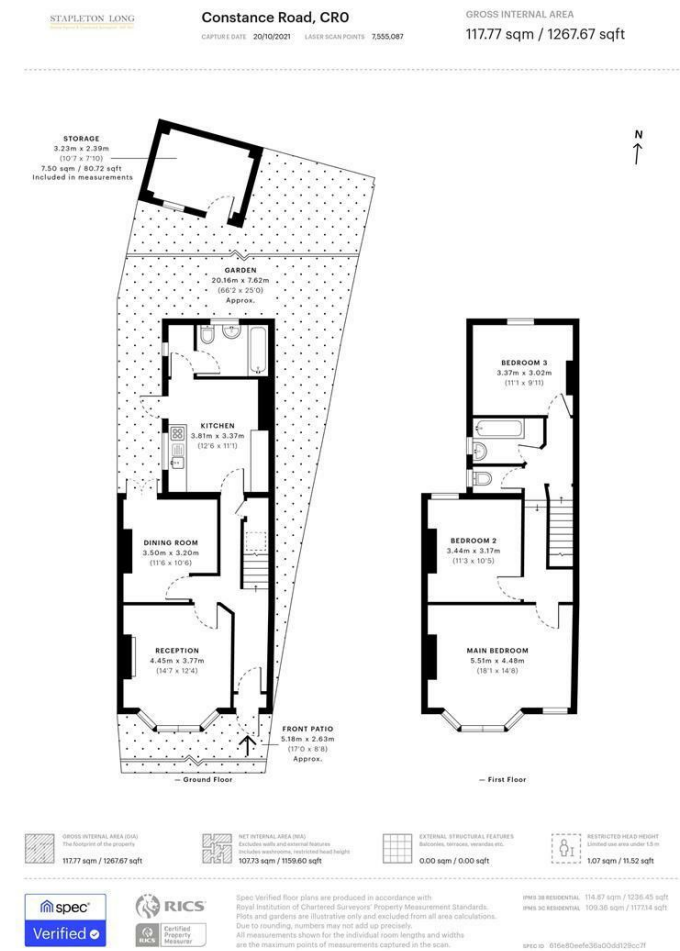


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- Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and
- Tenancy Transaction Charges: such as requests to vary or assign the tenancy.

Tenant Protection

Stapleton Long is a member of the Royal Institution of Chartered Surveyors (RICS) which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent’s website or by contacting the agent directly.



STORAGE

3.23m x 2.39m

(10'7" x 7'10")

7.50 sqm / 80.72 sqft

Included in measurements

GARDEN

20.16m x 7.62m

(66'2" x 25'0")

Approx.

KITCHEN

3.81m x 3.37m

(12'6" x 11'1")

DINING ROOM

3.50m x 3.20m

(11'6" x 10'6")

RECEPTION

4.45m x 3.77m

(14'7" x 12'4")

FRONT PATIO

5.18m x 2.43m

(17'0" x 8'0")

Approx.

BEDROOM 3

3.37m x 3.02m

(11'1" x 9'7")

BEDROOM 2

3.44m x 3.17m

(11'3" x 10'5")

MAIN BEDROOM

5.31m x 4.48m

(18'1" x 14'6")

Ground Floor

First Floor

NET INTERNAL AREA (GIA)

The footprint of the property

117.77 sqm / 1267.67 sqft

NET INTERNAL AREA (NIA)

Excludes walls and external features

Includes extensions, represented heights

107.73 sqm / 1159.60 sqft

EXTERNAL STRUCTURAL FEATURES

Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT

Storied area under 1.5m

1.07 sqm / 11.52 sqft

spec

Verified

RICS

Certified Property Measurement

Specified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured on the scan.

Area measurement: 114.67 sqm / 1236.45 sqft

Area at assessment: 109.36 sqm / 1173.14 sqft

spec id: 8706a8b0a6c36a00a0d829cc7f

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not energy efficient - higher running costs	53
England & Wales	EU Directive 2002/91/EC

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