



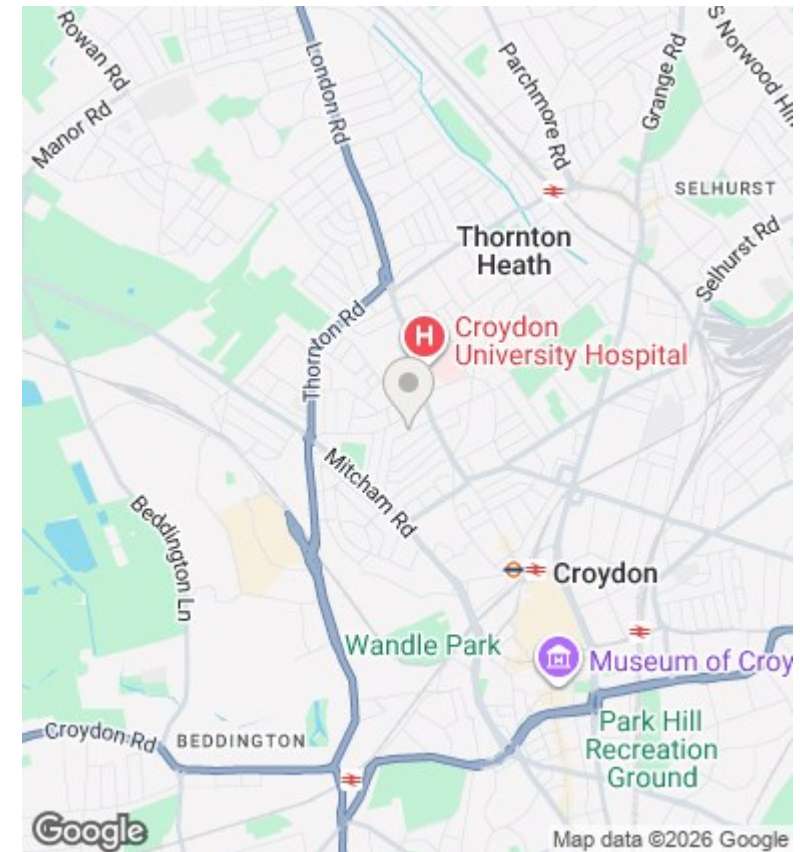
44 Midhurst Avenue, Croydon, CR0 3PR

Offers In The Region Of £495,000

- Three-bedroom end of terrace house
- Good-sized fitted kitchen
- First floor family bathroom
- Excellent transport links into London and close to local amenities
- Two spacious reception rooms
- Ground floor family bathroom
- Large rear garden
- Conservatory/utility room
- Two double bedrooms and one single bedroom
- Rear outbuilding with two rooms, kitchen and bathroom



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:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	