

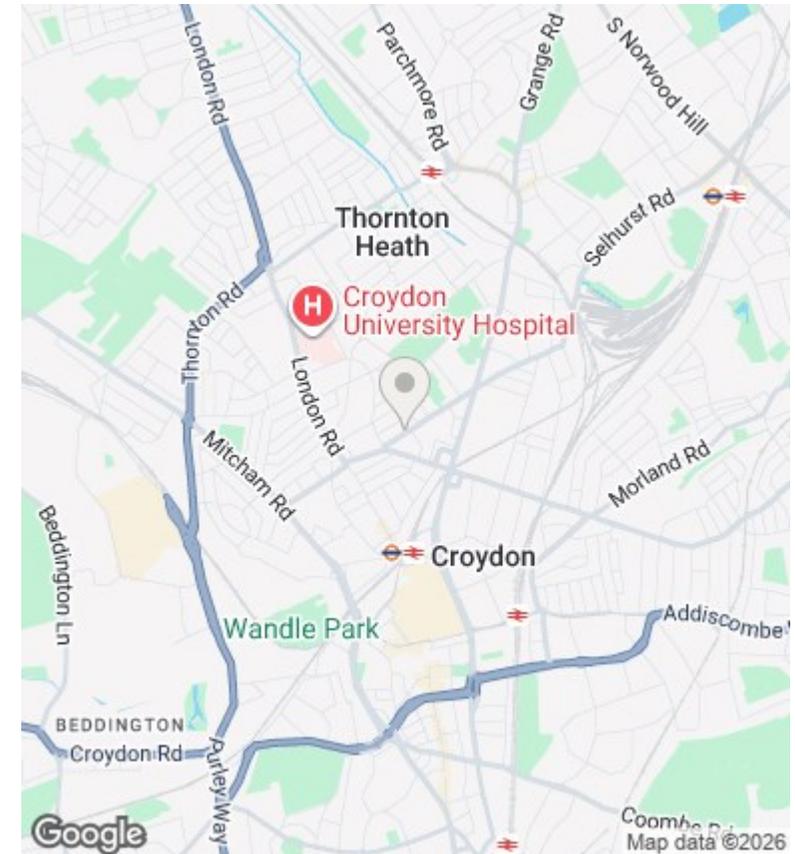
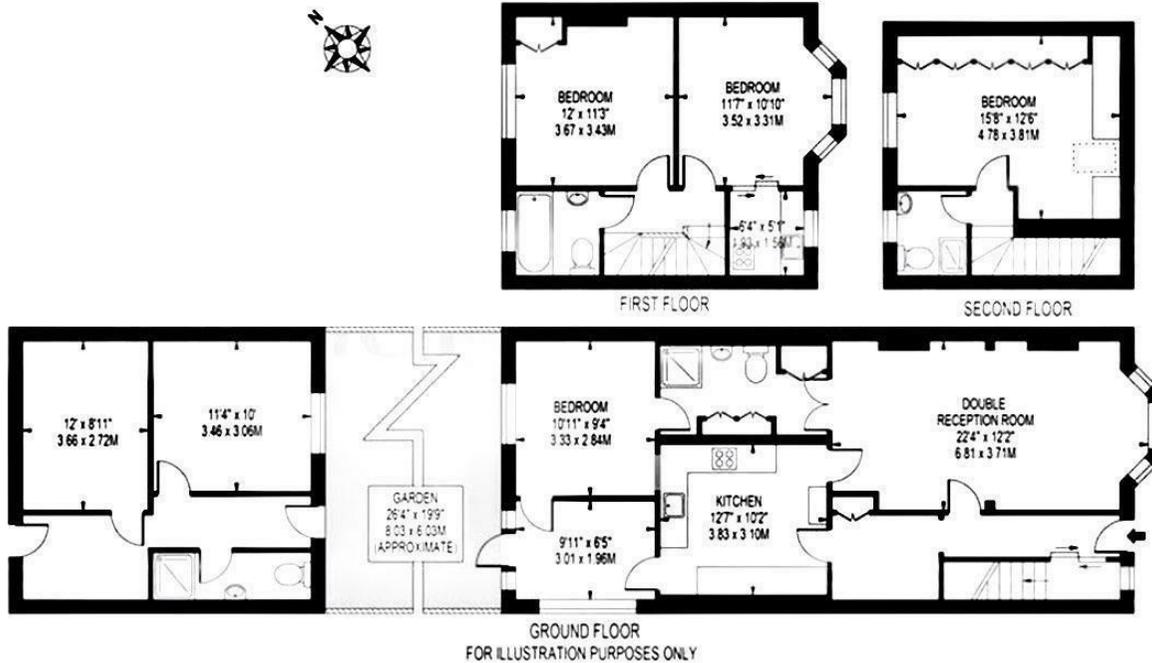


47 Windmill Road, Croydon, CR0 2XR

Open To Offers £455,000

- Four generously sized bedrooms
- Additional outbuilding with shower room
- Spacious layout ideal for families or sharers
- Close to local amenities, schools & shops
- Double reception room offering flexible living space
- Two bedrooms with built-in storage
- Private rear garden with access to outbuilding
- Three bathrooms within the main house
- Excellent investment potential
- Well-connected location with strong transport links

WINDMILL ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1415 SQ FT - 131.48 SQ M
 (EXCLUDING OUTBUILDING)
 APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 367 SQ FT - 34.10 SQ M



Directions

Viewings

Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

Council Tax Band

D

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	