

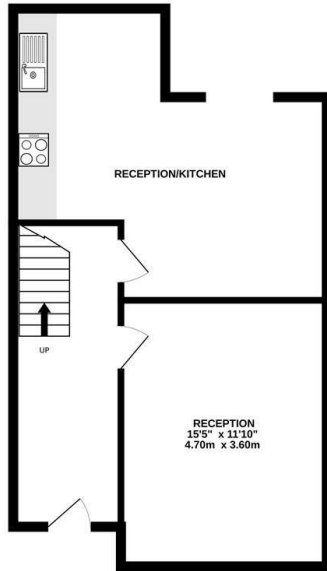


## 39 Midhurst Avenue, Croydon, CR0 3PS

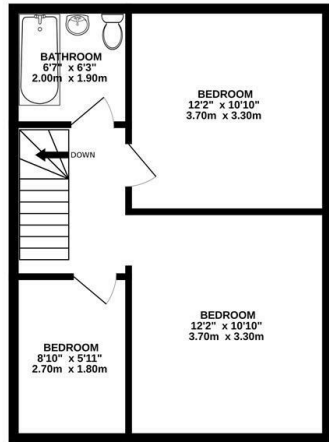
Offers In The Region Of £400,000

- THREE BEDROOM TERRACED HOUSE
- SPACIOUS FAMILY GARDEN
- AMPLE TRANSPORT LINKS WITHIN WALKING DISTANCE
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- CHAIN FREE & VACANT
- FULLY DOUBLE GLAZED AND GAS CENTRAL HEATING
- CLOSE TO CRODON TOWN CENTRE

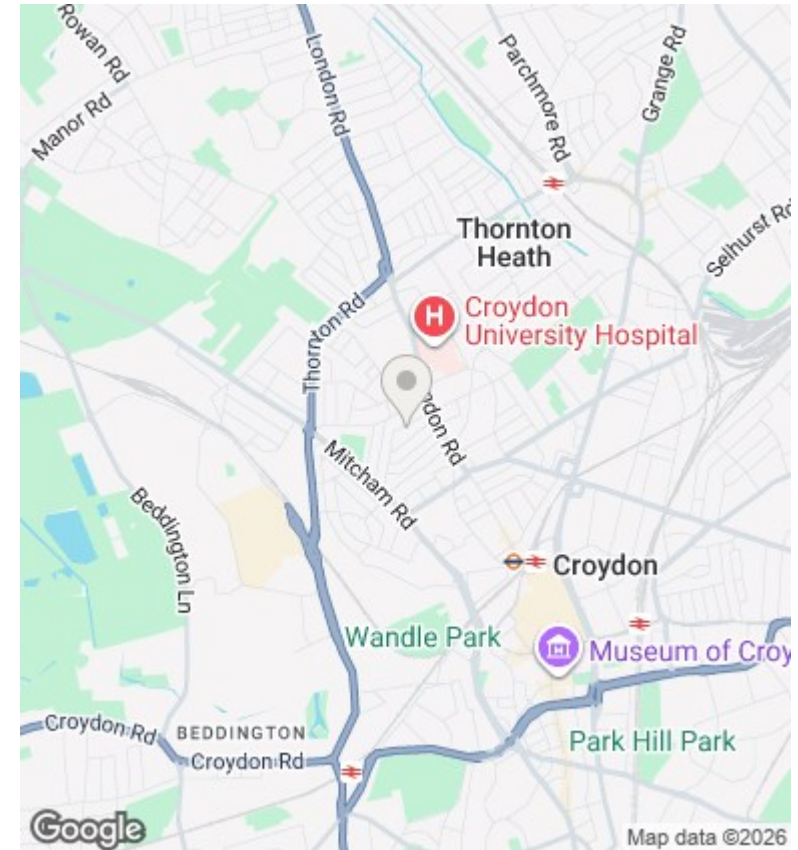
GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA - 1000 sq.ft. (92.9 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 illustration 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	