



# CROWN

LETS 4 U

**TO LET**



**£1,425 Monthly**

## **3 bedroom Terraced House Grant Road, Croydon, CR0**

Newly decorated and contemporary 3 bedroom terraced house with two bathrooms, off street parking and a private rear garden. This property is in a popular area and located for easy access to popular schools, High Street shops and close to Addiscombe Tram Stop and East Croydon Rail Station. The property comprises 2 separate receptions, fully fitted modern kitchen with gas cooker, oven, fridge/freezer and washing machine. There is a downstairs bathroom and upstairs family bathroom with hand wash basin, WC and bathtub with above shower. The property benefits from gas central heating, double glazing, hardwood flooring downstairs and carpets upstairs. This property comes unfurnished and it's available now.

**CALL NOW TO AVOID DISAPOINTMENT!**

**PART FURNISHED**

**AVAILABLE NOW!**

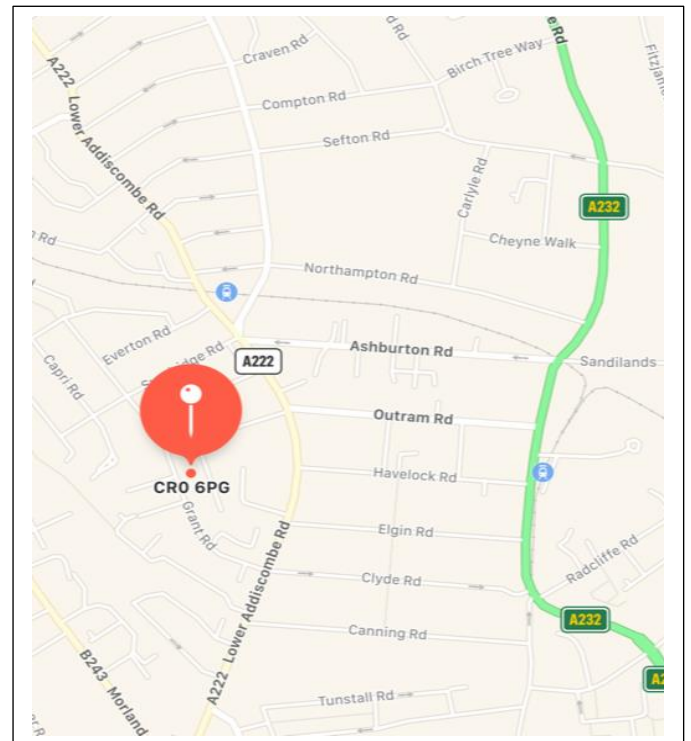
- 3 Bed House
- 2 Receptions
- Newly Decorated
- Off Street Parking
- Modern Kitchen
- Upstairs Bathroom
- Downstairs Bathroom
- Private Garden
- Gas Central Heating
- Double Glazed
- Close to Local Shops
- Close to Addiscombe Tram Stop
- Close to East Croydon Station



## EPC

## MAP&POSTCODE: CR0 6PG

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	57	68	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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