



# CROWN

LETS 4 U

**TO LET**



**£1,300 Monthly**

## **2 bedroom End of Terrace Beulah Grove, Croydon, CR0**

Crown Lets 4u Estate Agents are proud to present a spacious and newly decorated two bed semi-detached house in Croydon.

The property comprises of two double bedrooms with beds and wardrobes, upstairs family bathroom with separate WC. Fully fitted separate kitchen comes with gas cooker/oven, fridge/freezer and washing machine. The spacious through lounge has a patio glass door that leads to private rear garden.

This part furnished property further benefits from gas central heating, double glazed windows, upstairs fully carpeted and downstairs laminated flooring throughout.

Conveniently located in a residential area and within easy reach of West Croydon, East Croydon and close to all local amenities.

**PART FURNISHED**

**AVAILABLE NOW!**

- Newly Decorated
- 2 Double Bedrooms
- Separate Kitchen
- Through Lounge
- Upstairs Family Bathroom
- Gas Central Heating
- Double Glazed Windows
- Private Rear Garden
- Part Furnished
- Close to Croydon Town Centre

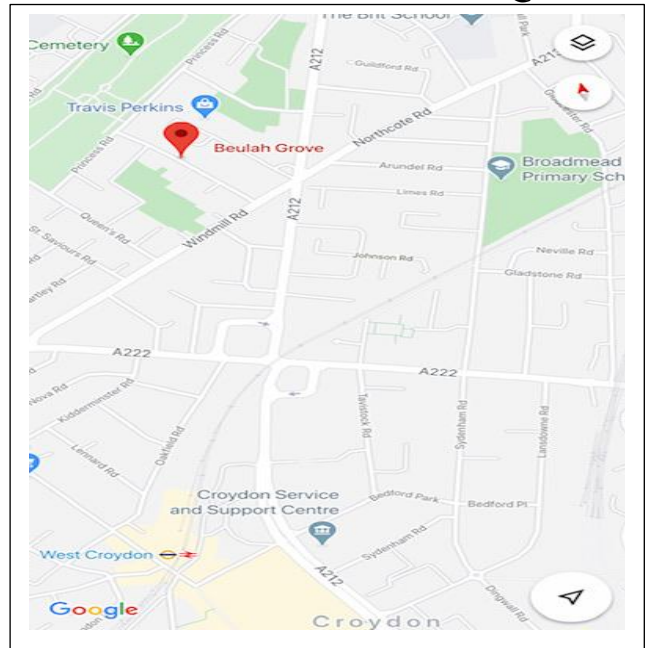




## EPC

## MAP & POSTCODE: CR0 2QW

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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>		(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	
	69 70	69 70	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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