

F R E E H O L D



4 Bedroom Semi detached house.
ABERDEEN ROAD,

**CROYDON,
CR0 1EQ**

Asking Price Of
£549,995

FEATURES

Large Semi-detached house.

Four spacious bedrooms

Gated Drive with parking.

Gas central heating.

Low maintenance garden.

Three reception rooms.

Family bathroom plus cloak room.

EPC Rating D

Council Tax band E



3 Bedroom 4 Bedroom Semi detached house. located in Croydon

HALLWAY Front door to inner hall

COUNCIL TAX BAND E

RECEPTION ROOM 14' 3" x 13' 7" (4.34m x 4.14m)

EPC RATING D

RECEPTION ROOM 2 14' 0" x 11' 4" (4.27m x 3.45m)

LOCAL AMENITIES South Croydon Station is within easy reach.

CLOAKROOM

Easy access to Croydon with its many shops and cafes.

RECEPTION ROOM 3 10' 3" x 9' 9" (3.12m x 2.97m)

KITCHEN/DINER 11' 4" x 9' 9" (3.45m x 2.97m)

UTILITY ROOM 7' 7" x 6' 3" (2.31m x 1.91m)

STAIRS TO FIRST FLOOR.

BEDROOM 1 16' 5" x 9' 9" (5m x 2.97m)

BEDROOM 2 14' 2" x 11' 3" (4.32m x 3.43m)

BEDROOM 3 11' 7" x 8' 1" (3.53m x 2.46m)

BEDROOM 4 11' 3" x 9' 9" (3.43m x 2.97m)

BATHROOM

STAIRS TO LOFT AREA

BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ



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Contact Us On:

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Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.