



# CROWN

LETS 4 U

**TO LET**



**£1,500 Monthly**

## **3 bedroom Terraced House Woodcroft Road, Thornton Heath, CR7**

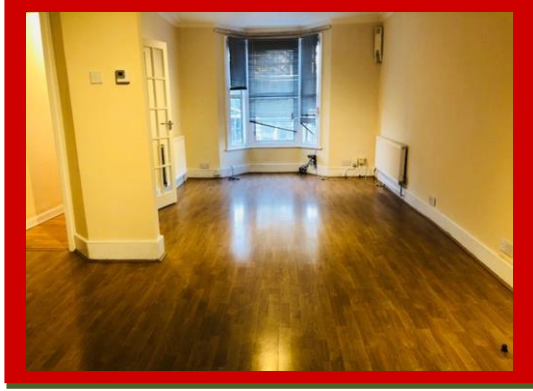
Crown Lets 4u Estate Agents are delighted to present a newly decorated modern and bright, larger than average three bedroom mid terrace family home with a huge through lounge and a side conservatory, situated opposite Croydon University Hospital on a popular tree lined road in Thornton Heath. The property benefits from fully fitted modern kitchen and ground floor modern family bathroom. Upstairs there are two large double bedrooms and a third generous size single bedroom. The property further benefits from private rear garden, gas central heating, double glazed windows and laminated flooring throughout.

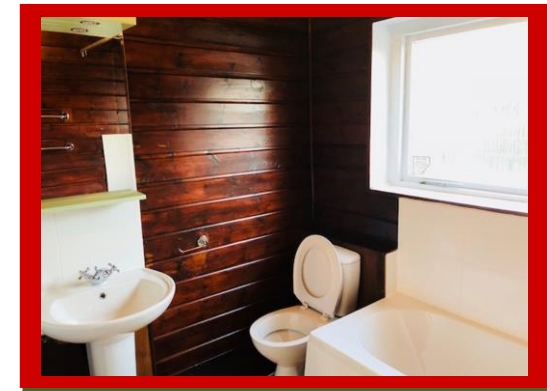
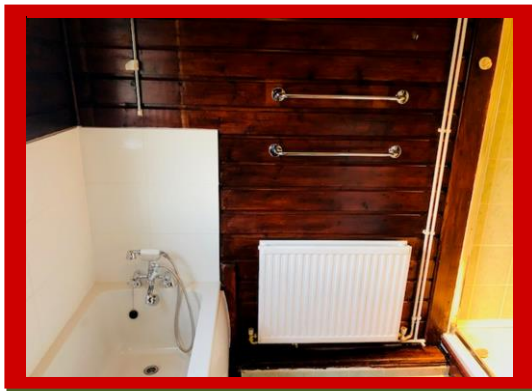
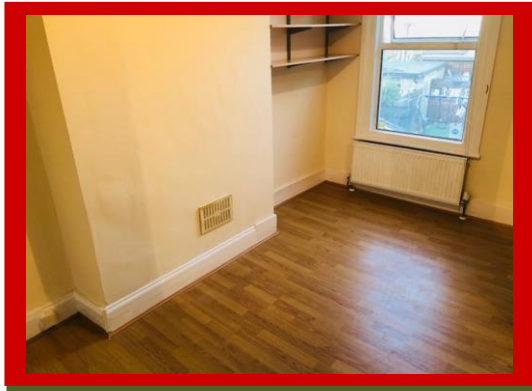
This unique property is situated in a superb location in Thornton Heath area, just off Mayday Road and only few minute walk to local schools and all local amenities. Only 0.7 miles to Thornton Heath and West Croydon British Rail Station

**UNFURNISHED**

**AVAILABLE NOW!**

- Three Bedrooms
- Terrace Family Home
- Newly Decorated
- Huge Through Lounge
- Fully Fitted Kitchen
- Modern Family Bathroom
- Side Conservatory
- Gas Central Heating
- Double Glazed Windows
- Laminated Flooring
- Popular Location
- Fantastic Schools Nearby
- Private Rear Garden
- Located Opposite Hospital

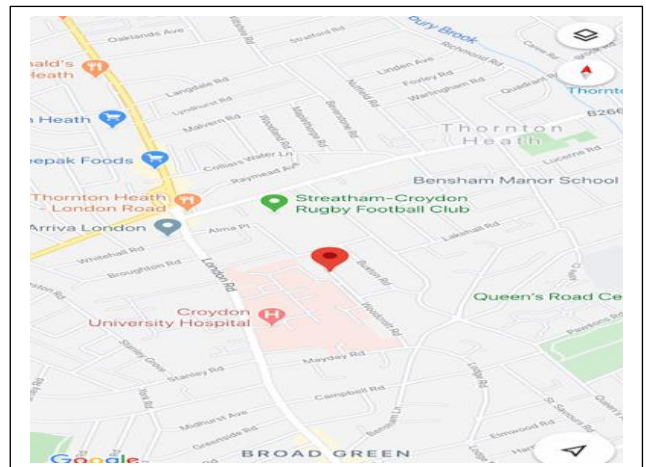




## EPC

## MAP&POSTCODE:CR7 7HF

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(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			
	77		71
	60		52
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



**Croydon Branch: 292 London Road, Croydon, Surrey, CR0 2TG**

**Tel: 020 8684 6677    Tel: 020 8764 1111    Fax: 0872 115 6090    Email: info@crowplets4u.co.uk**

**www.crowplets4u.co.uk**