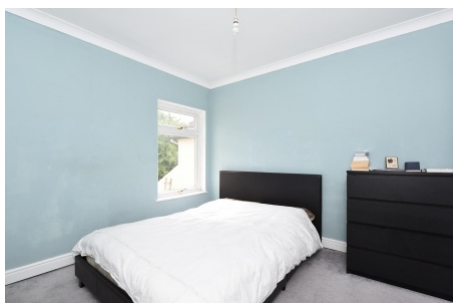


Furze Road, Thornton Heath CR7

Tenure: Freehold Borough: Croydon

£350,000

- Victorian Cottage
- No onward chain

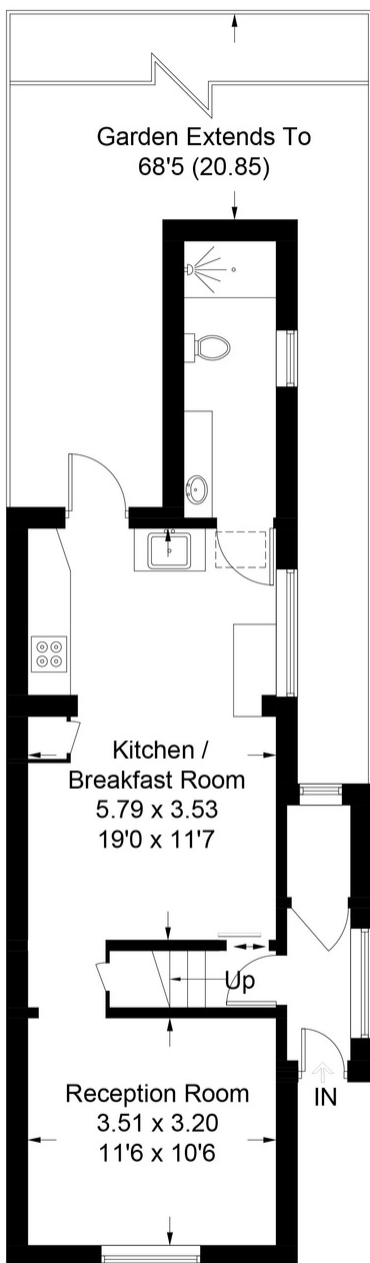


A two bedroom, two bathroom period cottage on a quiet road. The house has two reception rooms and is in good order with a cosy feel. There is parking to the front and a well propertyed rear garden with lawn and borders. Thornton Heath Station is nearby and there are many bus routes on the main road as well as local shops.

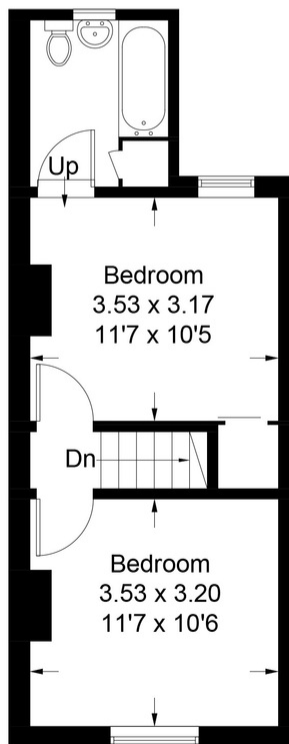
Furze Road



Approximate Gross Internal Area Total = 75.5 sq m / 813 sq ft

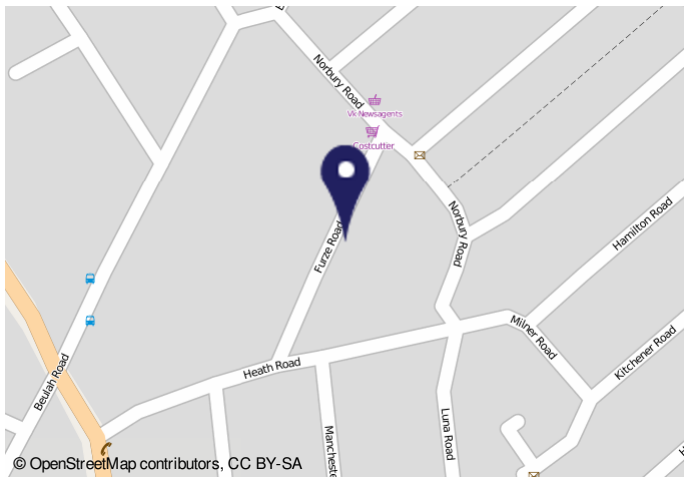


Ground Floor
Sq ft 480



First Floor
Sq ft 333

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID454887)



Energy Performance Certificate

30, Furze Road
124417134 THE HEALTH
CR1 8NG

Chilling type: Semi-detached house
Date of assessment: 05 December 2011
Date of certificate: 05 December 2011
Reference number: 5026-2838-01-02-0109-7881
Type of dwelling: 3 bed, existing dwelling
Total floor area: 813 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| D | C | D | C |

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 290 kWh/m ² per year | 217 kWh/m ² per year |
| Carbon dioxide emissions | 4.3 tonnes per year | 3.3 tonnes per year |
| Lighting | £77 per year | £68 per year |
| Heating | £699 per year | £525 per year |
| Hot water | £148 per year | £121 per year |

You could save up to £122 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to ask for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to check the energy efficiency of the products you buy.

This EPC and accompanying information may be given to the Energy Saving Trust to provide you with information on financing energy-saving improvements.

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.