

Truuli



Rochford Way, Croydon, Surrey, CR0

£375,000 Freehold

- Double garage
- Close to all local amenities
- Neutral decor
- Extended kitchen
- Potential for development (STPP)
- Excellent transport links

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 430 002

Email: save@truuli.co.uk Web: www.truuli.co.uk

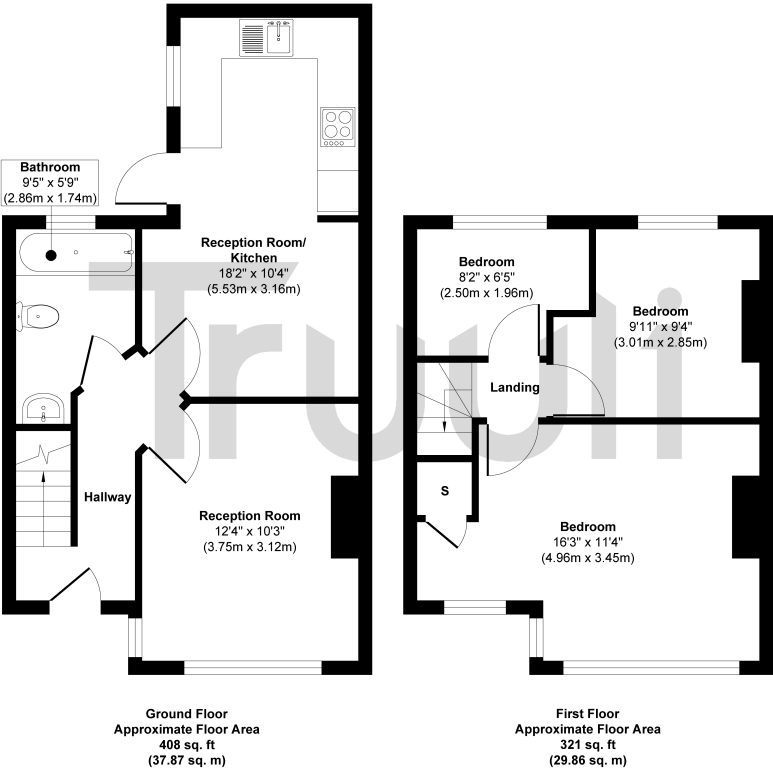
Rochford Way, Croydon, Surrey, CR0

£375,000 Freehold

We are delighted to present to the open market, this extended semi detached family home which sits on a corner plot in Rochford Way, Croydon. This spacious property comes with three bedrooms to the first floor with the ground floor accommodation comprising; a bathroom, front reception room and an impressive extended kitchen dining room. Having been tastefully decorated by the current owner who has lived in the property for over 40 years, the home is offered in good order throughout, with further benefits including gas central heating, gardens to front and rear with driveway plus a large double garage. The property also provides an opportunity to extend, subject to the relevant planning consents with the local council.

Rochford Way is located off Mitcham Road, approximately 0.4 miles from Therapia Lane tram stop with its service to Wimbledon and East Croydon. There are commercial and shopping facilities nearby, as well as mainline train services to London Bridge and Victoria. The area is also well served with numerous bus routes whilst being a short distance from Purley Ways' extensive Retail Park.

Rochford Way



Approx. Gross Internal Floor Area 729 sq. ft / 67.73 sq. m
Produced by Elements Property

| Energy Efficiency Rating | | | | Environmental Impact (CO ₂) Rating | | | |
|---|---|-------------------------|-----------|---|---|-------------------------|-----------|
| | | Current | Potential | | | Current | Potential |
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 to 100) | A | | | (92 to 100) | A | | |
| (81 to 91) | B | | 86 | (81 to 91) | B | | 85 |
| (69 to 80) | C | | | (69 to 80) | C | | |
| (55 to 68) | D | 64 | | (55 to 68) | D | 59 | |
| (39 to 54) | E | | | (39 to 54) | E | | |
| (21 to 38) | F | | | (21 to 38) | F | | |
| (1 to 20) | G | | | (1 to 20) | G | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Wales & N.Ireland | | EU Directive 2002/91/EC | | England, Wales & N.Ireland | | EU Directive 2002/91/EC | |

