

Truuli



74 Rochford Way, Croydon, Surrey, CR0 3AH

£375,000 Freehold

- Cosmetic updating required
- Well proportioned bedrooms
- No onward chain
- Large rear garden
- Excellent local amenities
- Potential for expansion (STPP)

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Vendors Comments "This has been the place we have called home for a almost three decades. We have raised both of our children here as well as creating eternal memories for our family. The home is comfy, spacious and nearby to everything you could need; fantastic take-aways, excellent transport links and marvelous shopping facilities. If it wasn't for the fact that our children have now grown up and are looking to start their own families, we would not be moving. I am going to miss our wonderful neighbours and plan to spend my last moments trying to convince them to come with us".

Offered to the market chain free is this semi-detached family home situated on Rochford Way, Croydon. The property is situated moments away from Therapia Lane Tram Stop, offering direct routes both East and West Croydon train Stations. Located within close proximity of a wide array of local amenities and Purley Way, the property further provides a wide range of restaurants and retail stores including Ikea, Next and Sports Direct. Requiring some cosmetic updating, the home briefly comprises; a large reception/dining room, kitchen, ground floor three-piece shower-room suite and three bedrooms (two doubles and one single). Further benefits include ample storage space, the potential for off street parking to the front and a large rear garden.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>	
	88		87
59		52	
<p>England, Wales & N.Ireland</p> <p>EU Directive 2002/91/EC</p>		<p>England, Wales & N.Ireland</p> <p>EU Directive 2002/91/EC</p>	

