

Truuli



10 Rosedene Avenue, Croydon, Surrey, CR0 3DN

£400,000 Freehold

- Extended kitchen
- Well maintained family home
- Walking distance to Therapia Lane Tram stop
- Solid oak flooring downstairs
- Off street parking for two cars
- Garage/Gym

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

Tel: 0330 043 0002

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

10 Rosedene Avenue, Croydon, Surrey, CR0 3DN

£400,000 Freehold

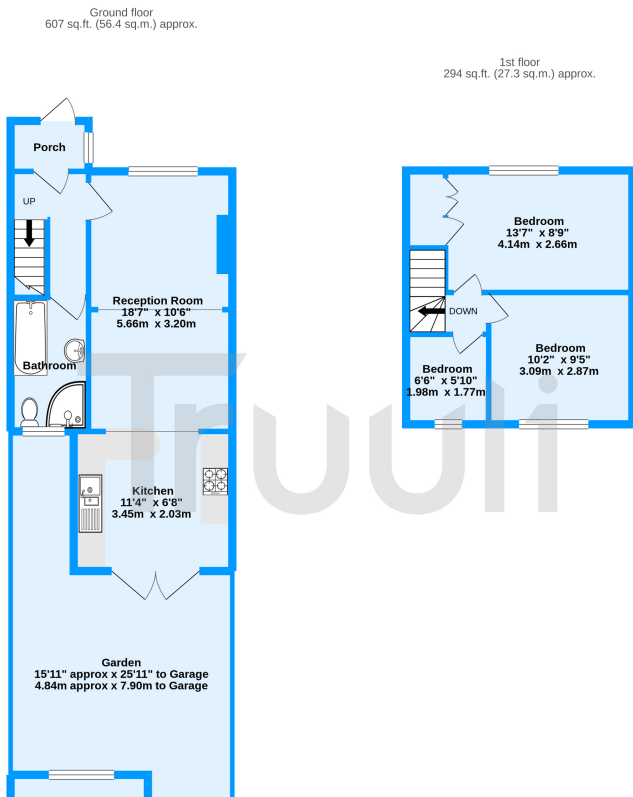
We are pleased to offer to the market this beautifully presented family home on Rosedene Avenue, Croydon.

The home is moments away from Therapia Lane Tram Stop, offering direct routes to Croydon train Station and London. The property is also located close to a wide array of local amenities and Purley Way; providing a wide range of retail stores and restaurants.

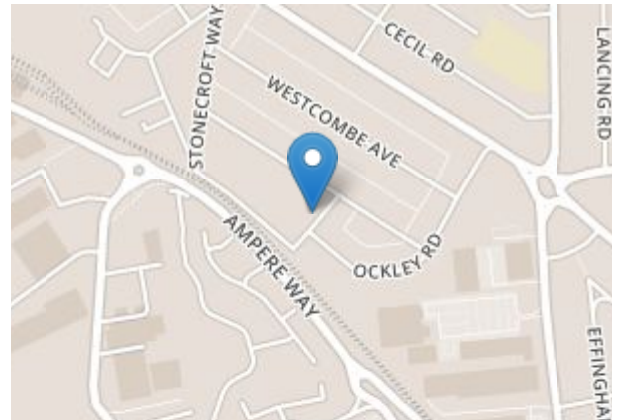
Offering spacious accommodation throughout, the charming property consists of; front double reception room with solid oak flooring and a large and extended kitchen with a range of wall and floor units. Upstairs, the family bathroom has the added bonus of having a shower cubicle as well as a bath, as well as three well proportioned bedrooms with plenty of storage spaces in each.

The well maintained rear garden is mainly laid to lawn and there is a garage which is currently used as a home gym, with access provided via a private road at the rear.

Further benefits include off street parking for two cars and the potential to extend, subject to the required planning permission.



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																															
<table border="1"> <tr><td>(92 to 100)</td><td>A</td></tr> <tr><td>(81 to 91)</td><td>B</td></tr> <tr><td>(69 to 80)</td><td>C</td></tr> <tr><td>(55 to 68)</td><td>D</td></tr> <tr><td>(39 to 54)</td><td>E</td></tr> <tr><td>(21 to 38)</td><td>F</td></tr> <tr><td>(1 to 20)</td><td>G</td></tr> </table>		(92 to 100)	A	(81 to 91)	B	(69 to 80)	C	(55 to 68)	D	(39 to 54)	E	(21 to 38)	F	(1 to 20)	G	<table border="1"> <tr><td>(92 to 100)</td><td>A</td></tr> <tr><td>(81 to 91)</td><td>B</td></tr> <tr><td>(69 to 80)</td><td>C</td></tr> <tr><td>(55 to 68)</td><td>D</td></tr> <tr><td>(39 to 54)</td><td>E</td></tr> <tr><td>(21 to 38)</td><td>F</td></tr> <tr><td>(1 to 20)</td><td>G</td></tr> </table>		(92 to 100)	A	(81 to 91)	B	(69 to 80)	C	(55 to 68)	D	(39 to 54)	E	(21 to 38)	F	(1 to 20)	G
(92 to 100)	A																														
(81 to 91)	B																														
(69 to 80)	C																														
(55 to 68)	D																														
(39 to 54)	E																														
(21 to 38)	F																														
(1 to 20)	G																														
(92 to 100)	A																														
(81 to 91)	B																														
(69 to 80)	C																														
(55 to 68)	D																														
(39 to 54)	E																														
(21 to 38)	F																														
(1 to 20)	G																														
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions																													
<table border="1"> <tr><td>70</td><td>73</td></tr> </table>		70	73	<table border="1"> <tr><td>70</td><td>73</td></tr> </table>		70	73																								
70	73																														
70	73																														
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>																													
<small>England, Wales & N.Ireland</small>		<small>England, Wales & N.Ireland</small>																													



measurements for any error, such by any of no guarantee