

Truuli



Rochford Way, Croydon, Surrey, CR0

£425,000 Freehold

- Double garage to the rear
- Large rear garden
- Outside tap
- Large loft with ladder
- Off street parking
- Excellent and efficient transport links

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

Tel: 0330 043 0002

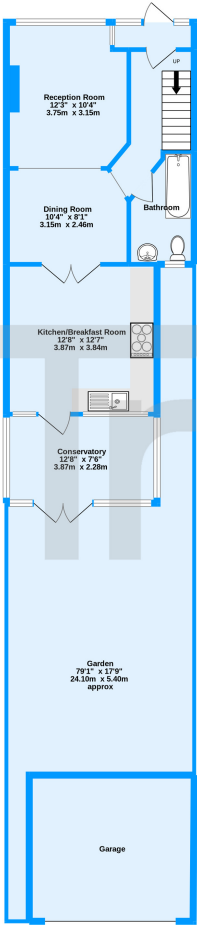
Email: save@truuli.co.uk Web: www.truuli.co.uk

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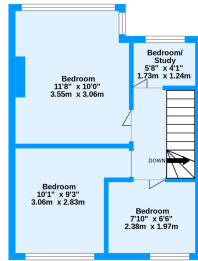
£425,000 Freehold

*** Guide price £425,000 - £450,000 *** A well-maintained three-bedroom family home located on Rochford Way, Croydon. The property benefits from having a large kitchen breakfast room and a conservatory.

Ground Floor
744 sq.ft. (69.1 sq.m.) approx.



1st Floor
309 sq.ft. (28.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

