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9 Campden Road  
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# Vendor Interview

## 9 Campden Road

This very large and beautifully presented Victorian family home enjoys a prime location just a few minutes drive from Croydon town centre. "It's fair to say that the house was in a terrible state when my wife and I first happened upon it," says the owner. "The previous owner had wanted to take it down and build flats, so it had been left to decay for a number of years, but despite being in dire need of renovation, for us it ticked all the boxes."

"We stripped it right back and almost started from scratch. It was rewired, re-plumbed, all of the beautiful sash windows were refurbished... you name it, we did it, but all of the work was carried out in a very sympathetic manner. We even reinstated a number of features to give the house back all of its wonderful Victorian charm, so although it's been brought right up to modern standards, it's a hugely characterful and very elegant family home."

"The layout is also very traditional and all of the rooms are generously proportioned and have huge windows that flood the house with natural light. However there are double doors between some of the rooms so it's also possible to create a very modern, open-plan feel, which is great for busy family life and ideal for entertaining."

"The garden is unusually large for a property this close to the town centre," continues the owner. "In fact it was so overgrown when we moved here that we didn't actually realise just how big it was until we cleared it. We also purchased an adjacent piece of land and then had the whole of it beautifully landscaped, so it's now very attractive and ideal for relaxing, entertaining, and a brilliant space for children."

"I absolutely love the main living room as it has the most magnificent open fireplace," says the owner. "It's a huge room but with a fire roaring away it has a really cosy atmosphere."

"The house sits on the edge of town, so although we have easy access to the fabulous array of shops and amenities, we're surrounded by some really beautiful open green spaces, so we enjoy the best of both," says the owner. "And the local transport links are amazing; no matter what happens there's always some way of getting around, whether that be on the buses, the train, the tram or just hopping in the car."

"In my mind this is the perfect family home," says the owner. "My wife and I have the huge master suite on the middle floor, the two boys have their own rooms and their own bathroom, and the

girls have the top floor. We all have our own space, but there's also room to be together but not feel on top of one another."

"This is such a lovely family home," says the owner. "It's spacious, warm and comfortable, the garden is amazing and we have everything we could possibly want or need just a stone's throw away. We will be very sad to leave."





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	78
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		49	71
England, Scotland & Wales			
		EU Directive 2002/91/EC	



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