



**Rochford Way, Croydon CR0 3AD**



**welcome to**

## **Rochford Way, Croydon**

Discover this superb three-bedroom home, perfectly situated in the sought-after location of Rochford Way. As you arrive, you'll be greeted by a driveway leading to a welcoming porch and hallway. Straight ahead, there's a stylish three-piece bathroom, while to the right, an impressive lounge provides the perfect space to unwind in the evenings. Further along, you'll find a spacious and modern kitchen-diner, offering ample counter space for preparing family meals, with direct access to a fantastic rear garden complete with shed storage. Upstairs, the first-floor features two generous double bedrooms, one benefiting from a separate W/C. Completing this level is a third smaller bedroom, ideal for use as a study, nursery, or home office.



Further benefits go on to include being recently insulated (full exterior wall insulation and loft insulation) and being located close by to excellent schools including Harris Primary Academy Croydon & Harris Academy Merton both with high Ofsted\* ratings. You are also within walking distance of Therapia Lane tram which offers links into London with bus links and local amenities. The nearest railway station is Mitcham Junction, approximately 1.1 miles away which can be easily accessed through your close by tram stop.

## ROCHFORD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 810 SQ FT - 75.28 SQ M

(EXCLUDING UTILITY ROOM)

APPROXIMATE GROSS INTERNAL AREA OF UTILITY ROOM: 109 SQ FT - 10.14 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREA MEASUREMENTS OR PERIMETER CALCULATIONS ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR AS THE BASIS OF ANY SALE OR LET.



welcome to

## Rochford Way, Croydon

- Superb family home
- Walking distance to transport links into London
- 20" reception/diner
- Modern
- Private garden
- Drive-way
- Recently insulated (full exterior wall insulation and loft insulation)
- Close to good schools

Tenure: Freehold EPC Rating: C

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114050](https://barnardmarcus.co.uk/Property/THH114050)



Property Ref:  
THH114050 - 0004

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