





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







THIS FLOOR PLAN SHOULD BE USED AS A GENERAL CUITURE FOR QUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.

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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







Roword Way

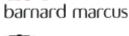
Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: THH114050 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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