



Rochford Way, Croydon CR0 3AJ

welcome to

Rochford Way, Croydon

A Fantastic Opportunity to Acquire a Three-Bedroom Mid-Terrace Home in a Highly Sought-After Location. This well-positioned three-bedroom mid-terrace property presents a superb opportunity for buyers looking to create their ideal home. Situated in a desirable residential area, the home offers excellent potential for modernisation and is ideal for first-time buyers, investors, or growing families. Upon arrival, you are welcomed by a driveway providing convenient off-street parking. Stepping inside, the entrance hallway leads to a good sized and functional ground floor layout. To the front of the property is a bright and generously proportioned reception room, perfect for relaxing or entertaining guests. Towards the rear, you'll find a three-piece family bathroom. The separate kitchen is well-sized and offers access through doors to a substantial rear garden, which benefits from plenty of outdoor space and leads directly to a large garage - ideal for storage, a workshop, or even conversion (subject to planning).



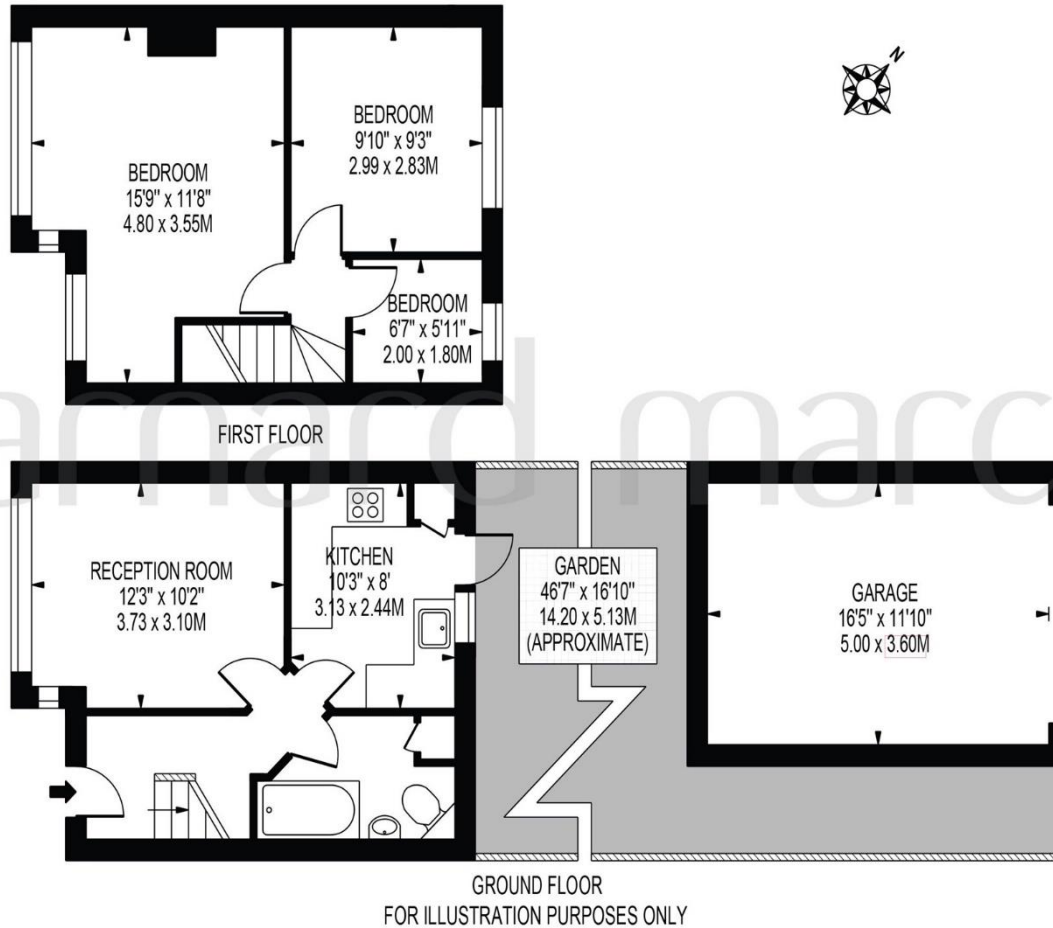
Upstairs, the first floor hosts three well-proportioned bedrooms, each offering ample space for furnishings and personalisation. Although the property would benefit from some modern updating, it offers incredible scope for improvement and personalisation. Further advantages include no onward chain, excellent transport links, and a prime location close to schools, parks, shops, and other local amenities including Purley Way Retail Park for shopping, cinema, bowling and restaurants.

ROCHFORD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 639 SQ FT - 59.36 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 194 SQ FT - 18.00 SQ M



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.
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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- NO CHAIN
- THREE BEDROOMS
- DRIVEWAY - OFF STREET PARKING
- REAR GARDEN & LARGE GARAGE
- SCOPE FOR MODERNISATION AND IMPROVEMENT
- GOOD TRANSPORT LINKS

Tenure: Freehold

EPC Rating: Awaited

Council Tax Band: C

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THH114219 - 0003

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