



**Price**  
**£715,000**

**Freehold**

3x  1x  2x 

**Rockhampton Road,  
South Croydon, Surrey,  
CR2**

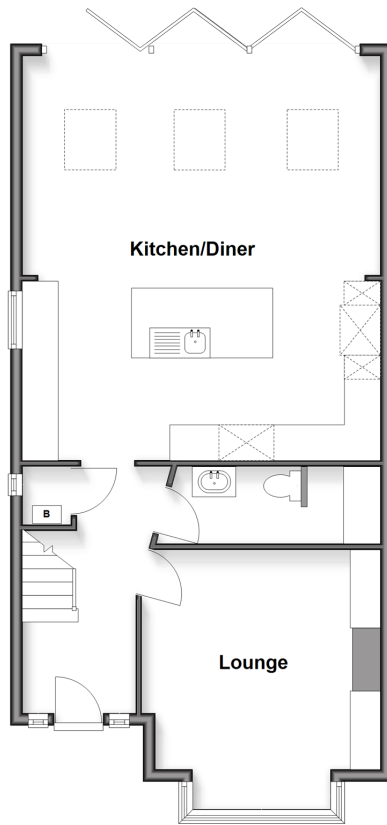
**OVER 60?**

Secure this property  
for up to **59% less!**

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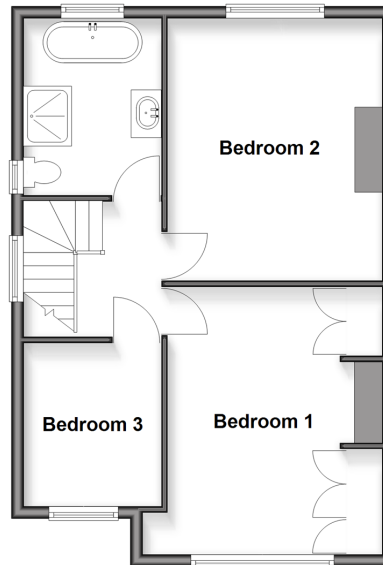
### Ground Floor

Approx. 69.8 sq. metres (751.1 sq. feet)



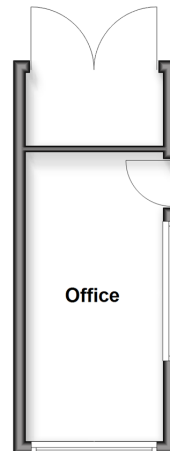
### First Floor

Approx. 51.3 sq. metres (551.8 sq. feet)



### Outbuilding

Approx. 14.0 sq. metres (150.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/Diner: 23'3 x 18'2 (7.09m x 5.54m)

Lounge: 14'3 x 12'9 (4.35m x 3.89m)

Cloakroom/Utility: 11'7 x 4'1 (3.53m x 1.25m)

### FIRST FLOOR

Landing

Bedroom 1: 15'6 x 10'7 (4.73m x 3.23m)

Bedroom 2: 14'5 x 11'7 (4.40m x 3.53m)

Bedroom 3: 8'8 x 7'3 (2.64m x 2.21m)

Bathroom: 10'1 x 7'2 (3.08m x 2.19m)

### OUTSIDE

Front Garden

Rear Garden

Garden Office: 16'4 x 7'8 (4.98m x 2.34m)



## Main features

- Stunning semi-detached family home presented in show home condition
- Large open plan kitchen/ diner with seating area with bi-folds to rear patio
- Handy garden office, cloakroom with utility space, bathroom with separate shower
- Beautiful garden with patio and pergola
- Walking distance to 3 mainline train stations - handy if you commute



### Nearest Schools

Primary Schools: St Peter's Primary 0.2 miles, Purley Oaks Primary 0.3 miles, Regina Coeli Catholic Primary 0.6 miles  
Secondary Schools: Croham Hurst School 0.4 miles, Whitgift School 0.5 miles, St Giles School 0.6 miles



### Transport Information

Train Stations: South Croydon 0.4 miles, Sanderstead 0.5 miles, Purley Oaks 0.6 miles



### Address

Rockhampton Road, South Croydon, Surrey, CR2



### Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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