



## 2 Rosedale Place Croydon

**£650,000**  
**FREEHOLD**

Tower View is a secluded residential cul-de-sac consisting mainly of semi-detached family homes. The road itself is incredibly well maintained and offers an incredible amount of curb appeal.

Situated close-by is a number of local shops, schools and transport links including bus routes into East Croydon train station which provides an excellent service into London Bridge and London Victoria.

In terms of local schools, St John's CofE Primary School, St Thomas Becket Catholic Primary School and Harris Academy Beckenham are all close-by; all of which are rated Outstanding via Ofsted. Similarly, Trinity School is also near-by which is a renowned and well-respected independent local school.



• Three Bedroom Semi-Detached • Superb Condition Throughout • Drive-Way Parking • Extended Kitchen/ Reception Room • Newly Renovated Family Bathroom







| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+)                                       | 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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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