



## Rosedene Avenue, Croydon, Surrey CR0

£325,000 Freehold Guide Price

- Chain free home
- Off Street Parking
- Therapia Lane Tram Stop only 3 minute walk away
- Space to extend (STTP)
- Requiring Repair and Modernisation
- Close to the green expanses of Mitcham Common

# GALLERY

01

A SPACIOUS FAMILY DINING KITCHEN



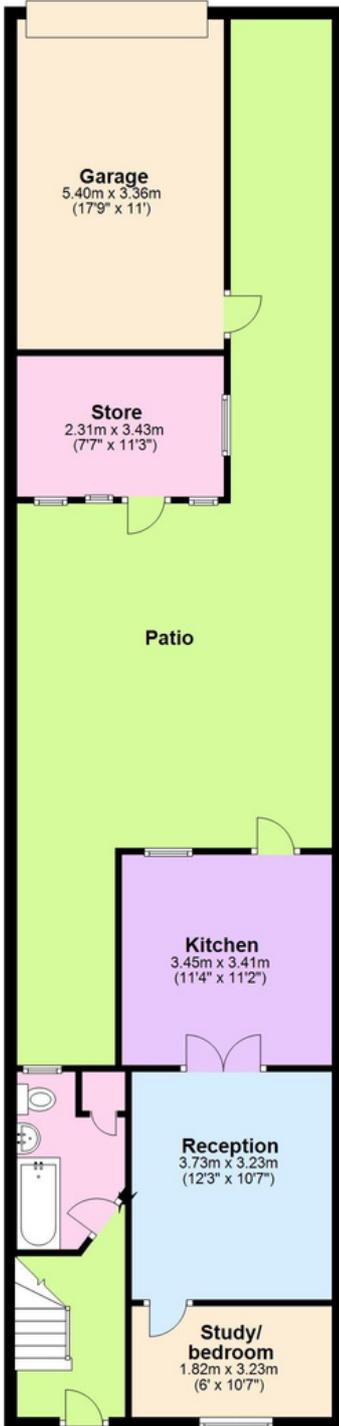
# PLANS

02

## GROUND FLOOR & FIRST FLOOR PLANS

### Ground Floor

Approx. 67.2 sq. metres (723.3 sq. feet)



### First Floor

Approx. 27.9 sq. metres (300.2 sq. feet)



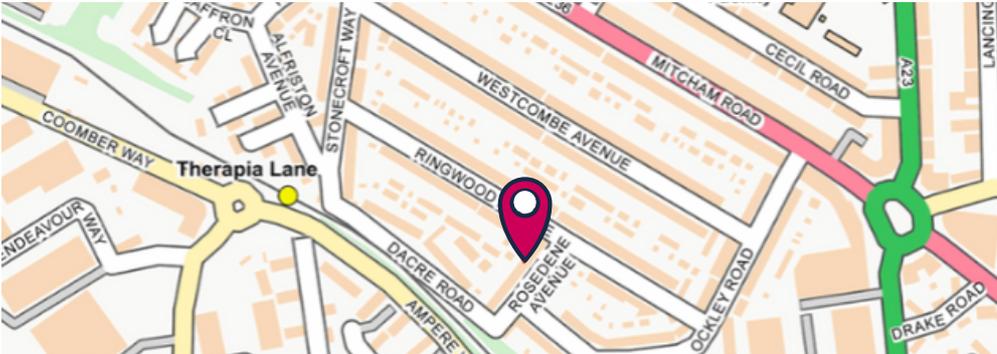
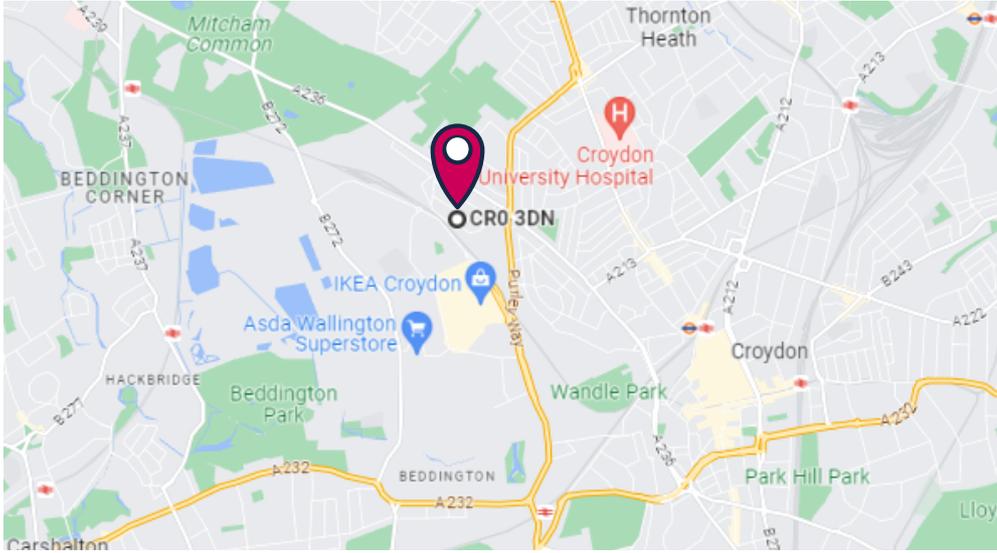
Total area: approx. 95.1 sq. metres (1023.5 sq. feet)

For Identification Purposes Only  
Plan produced using PlanUp.

# AREA MAP

03

CROYDON LOCATION



# ENERGY EFFICIENCY RATING

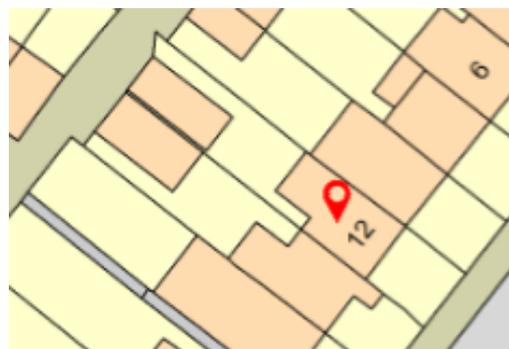
04

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



## ARRANGE A VIEWING

By appointment:



 **0207 704 7512**  
 **info@pricetaylor.com**

 **0208 771 1448**  
 **info@homecastle.co.uk**

 **Price Taylor LLP**



Important Notice: **1.** These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise no that any services, appliances, equipment or facilities are in good working order. **3.** Whist all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries at to the accuracy of all matters upon which they intent to rely. **4.** Value Added Tax - All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added.