

FOR SALE



Violet Lane , Croydon

3 Bedrooms, 1 Bathroom, Town House

Asking Price Of £425,000



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- **3 Bedroom Town House**
- **Highly Energy Efficient Home**
- **16 Roof Solar Panels**
- **Two Reception Rooms**
- **Large Living Room**

If you are searching for a super energy efficient family home then don't miss this lovely town house enjoying a popular and convenient location between Waddon and South Croydon Station.

Well presented throughout, the property affords an entrance hall, utility room, downstairs w/c, kitchen, dinner, door leading to well kept sunny garden. Master bedroom, bathroom together with two further bedrooms on top floor. Features to note include modern heating system, double glazing, 16 solar panels registered with Government Feed in Tariff and generating quarterly tax free income. The solar panels significantly reduce household electricity costs. Garage includes a Tesla Powerwall storage battery to store excess daytime electricity from solar panels and to store cheap overnight electricity. Externally there is a parking in front of the house with electric car charging point. The Morrison's supermarket at Fiveways and the local shops at South Croydon are approximately half a mile away whilst the many bars and eateries of the 'Restaurant Quarter' are also within staggering distance. There is parkland and a children's playground nearby at Duppas Hill and a leisure centre with swimming pool close at hand on Purley Way. There are also a number of schools in the vicinity including a new Harris Academy primary and the renowned Whitgift School







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Martin & Co Croydon

145 Brighton Road • • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565

<http://www.martinco.com>


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