

SOLD STC



Everton Road, Addiscombe

3 Bedrooms, 2 Bathroom, Spacious Family House

Asking Price Of £525,000



In a popular residential setting just off the Lower Addiscombe Road, just a few moments walk from the excellent local shopping centre and the Tramlink stop at Bingham Road.

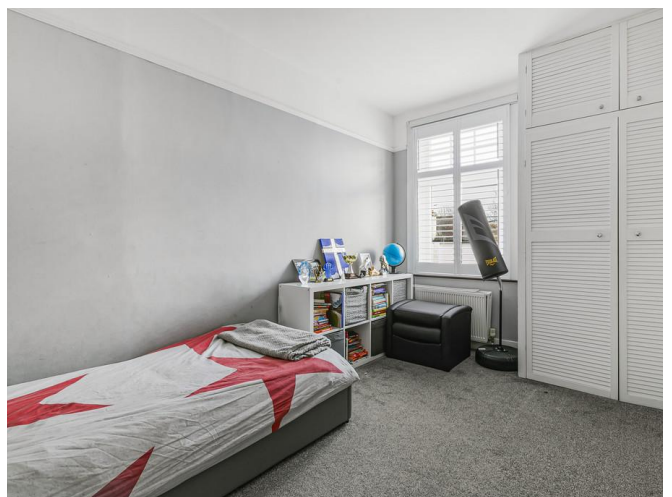
- **Perfect Family Home**
- **3 Bedrooms**
- **Two Bathrooms**
- **Beautiful Garden**
- **Thought- After Location**
- **Modern Finish**
- **Beautiful Garden**

The property affords an entrance hall, reception room with gas fireplace, dining room, modern kitchen, door to the rear garden, landing, two double bedrooms plus a very usable third bedroom and a wonderful bathroom/wc. Other features to note include, gas heating and double glazing.

Externally there is lovely sunny garden perfect for both relaxing and entertaining. This lovely home offers the ideal setting for creating new memories.

Call the vendor's agent Martin & Co Croydon now for an appointment to view!

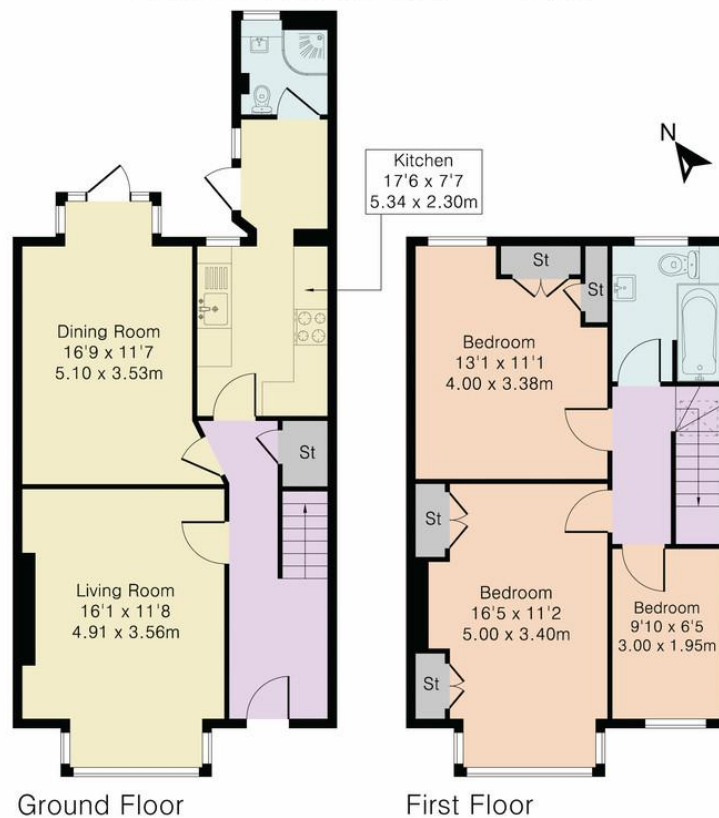
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Approximate Gross Internal Area 1086 sq ft - 101 sq m

Ground Floor Area 582 sq ft – 54 sq m

First Floor Area 504 sq ft – 47 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.