

FOLKLANDS



CRESHAM
TERRACE

P Mon - Sat
9 am - 5 pm
Permit holders **EO**
or
Pay by phone
020 3046 0010
quoting location
16432
Max stay 8 hours

14

RYMER ROAD, ADDISCOMBE
GUIDE PRICE £425,000













Rymer Road, Addiscombe

Approximate Gross Internal Area = 80.8 sq m / 870 sq ft

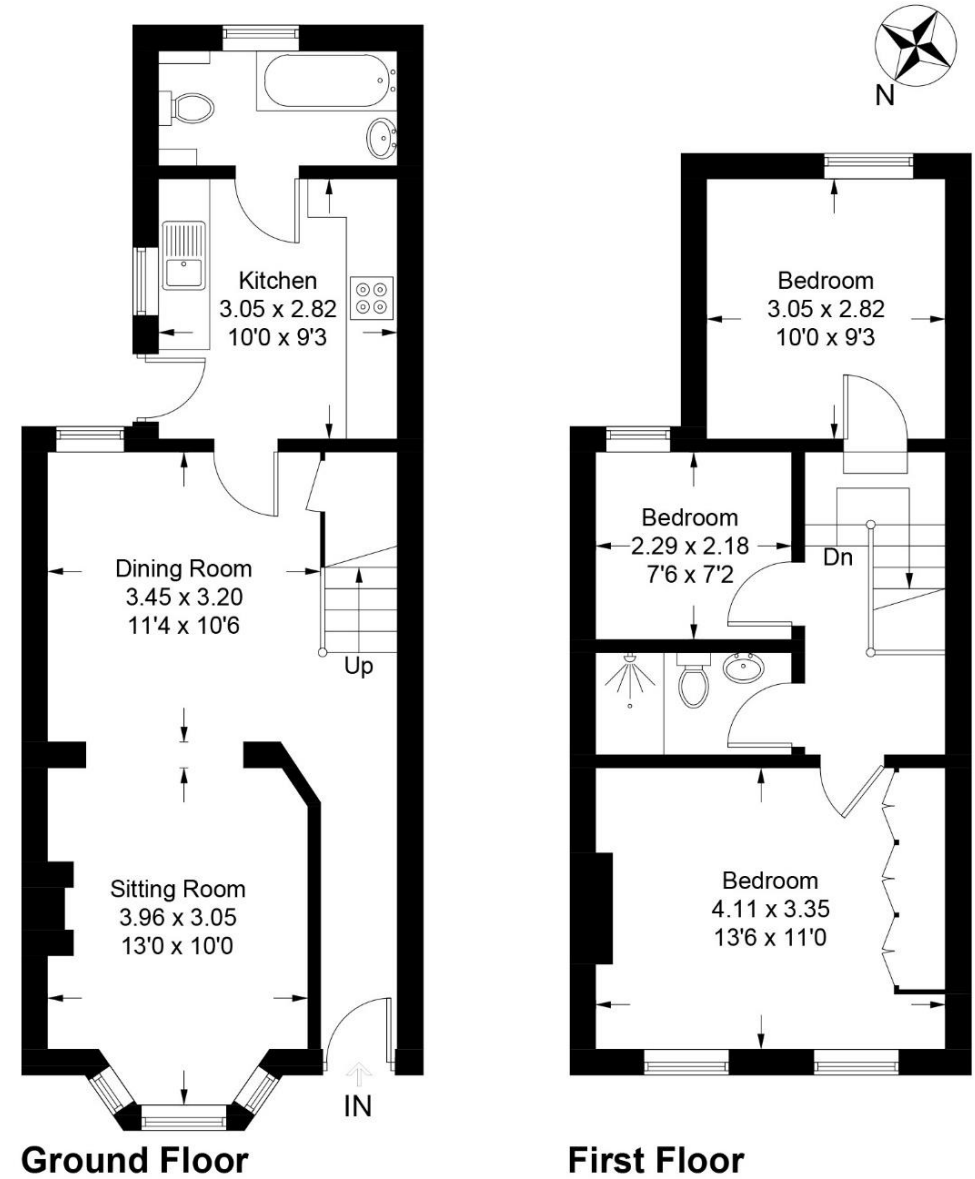


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1060214)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

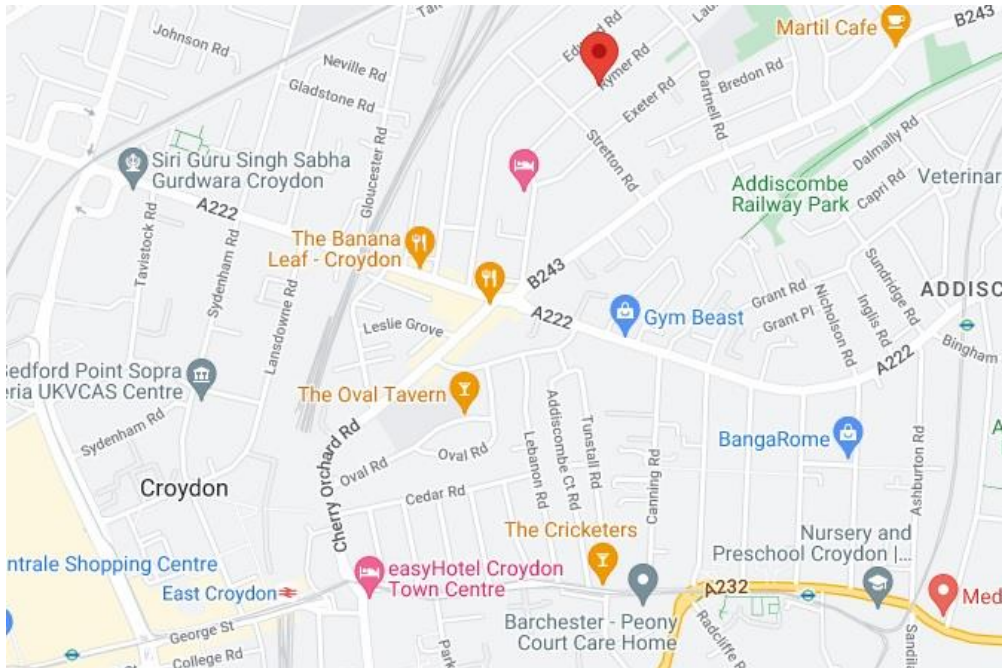
- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ TWO BATHROOMS
- ❖ SOUTH/EAST FACING REAR GARDEN
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ HIGHLY DESIRABLE RESIDENTIAL ROAD
- ❖ 0.7 MILES FROM EAST CROYDON TRAIN STATION
- ❖ FULLY DOUBLE GLAZED/GAS CENTRAL HEATING
- ❖ DOUBLE RECEPTION ROOM
- ❖ EPC EER C

A smartly presented three-bedroom terraced house, situated within this highly desirable residential road, conveniently located only 0.7 miles from East Croydon train station & 0.6 miles from the local Tram stop.

This bright & airy home enjoys good décor throughout, it is fully double glazed and has gas central heating. Externally, the property boasts a South/East facing private rear garden with a large stone patio and a sizeable lawn area. For those wishing to extend a home, this property will give the future owner scope to loft extend and to extend to the rear (STPP).

The accommodation comprises a bay-fronted living room with feature fireplace, a separate dining room, a smart fitted kitchen with integrated appliances, a stylish ground floor family bathroom with thermostatic shower over-bath, a full-width main bedroom, two further bedrooms and a first-floor shower room.

Furthermore, this property sits within a short distance to a number of well regarded primary & secondary schools, it is a short walk from Addiscombe high street with its wide range of shops, cafes and supermarkets, and is well-served by local bus-routes.



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