

FOLKLANDS

ADDISCOMBE COURT ROAD, CROYDON
GUIDE PRICE £525,000













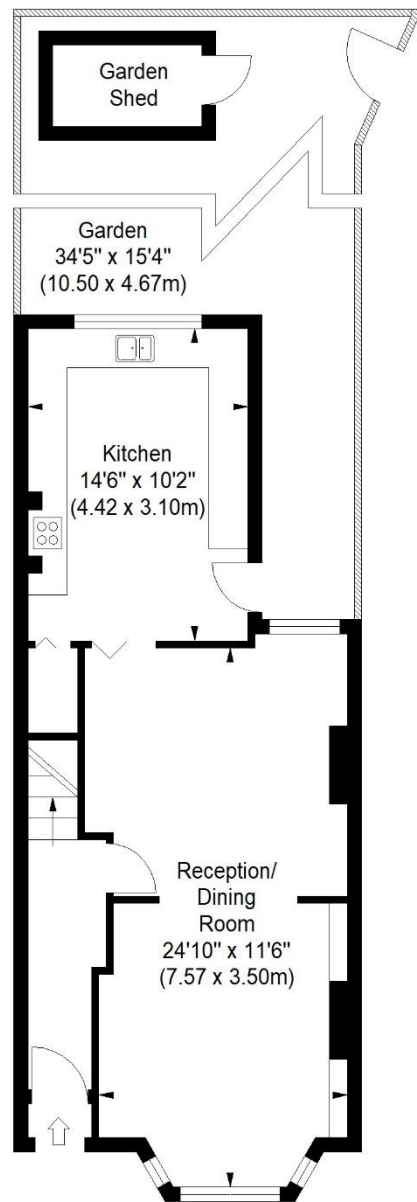
Addiscombe Court Road

Approximate Gross Internal Area (Excluding Under Eaves Storage)

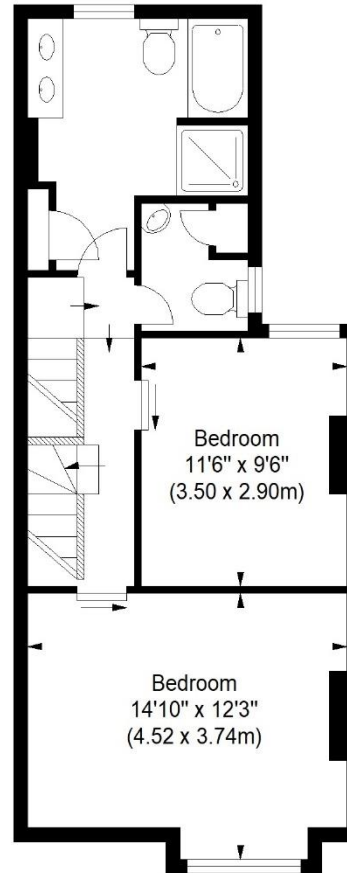
1103 sq ft / 102.54 sq m

Approximate Gross Internal Area (Including Under Eaves Storage)

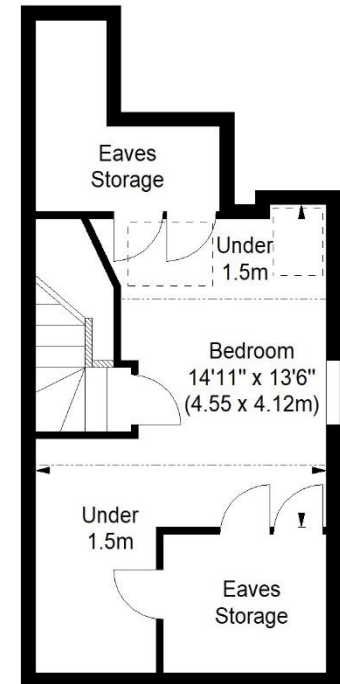
1334 sq ft / 123.95 sq m



Ground Floor



First Floor



Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ ARRANGED OVER THREE FLOORS
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ WESTERLY FACING REAR GARDEN
- ❖ QUIET RESIDENTIAL ROAD
- ❖ LARGE FIVE PIECE FAMILY BATHROOM SUITE
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ FURTHER WC
- ❖ EPC EER E



A superbly presented three-bedroom period terrace house situated within this popular residential road, conveniently located only 0.4 miles from East Croydon train station and moments from Lebanon Road Tram stop.

This bright & spacious home has gas central heating, it is fully double glazed and enjoys ample storage space. Having been meticulously maintained and updated, the property boasts hard-flooring across the ground & first floors, high-ceilings, and there is an additional WC to the first floor. Externally, there is a 34' low-maintenance West facing rear garden with a large stone paved patio (Ideal for entertainment), shrub borders and space for a shed.

The accommodation comprises a bay-fronted living room with built in cabinets, an open-plan dining room, a 14'6 x 10'2 fitted kitchen, a large principal bedroom with bay-window, a further double bedroom to the first floor, a five-piece family bathroom suite with separate shower cubicle and his & her sinks, a separate WC and a further bedroom on the 2nd floor with ample eaves storage space.

Furthermore, this property sits a short distance away from a wide range of local shops & amenities, it is approximately half a mile from Croydon town centre & the highly acclaimed Box Park complex and is nearby the beautiful green spaces of Lloyd Park & Park Hill Park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		