

FOLKLANDS

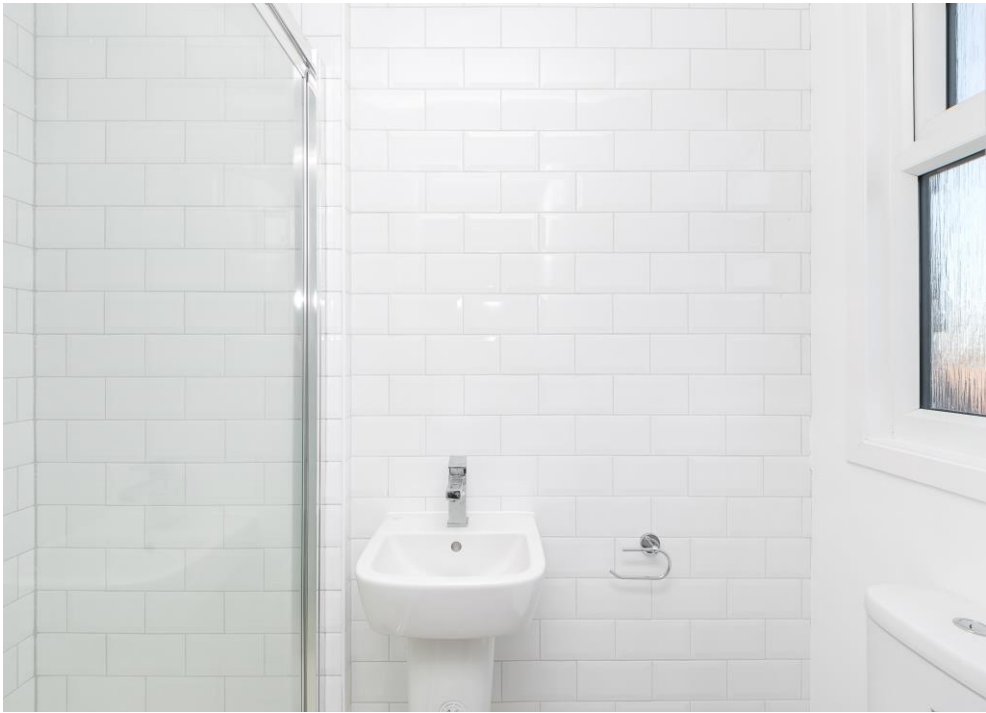


ADDISCOMBE COURT ROAD, EAST CROYDON

GUIDE PRICE £565,000







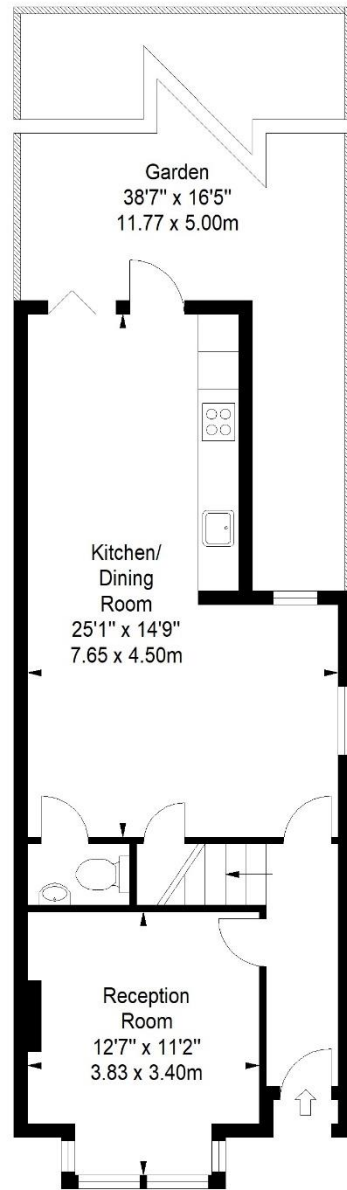






Addiscombe Court Road

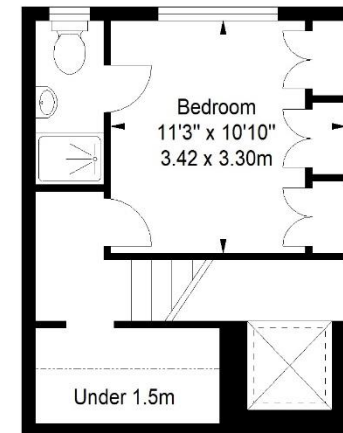
Approximate Gross Internal Area
1320 sq ft / 122.63 sq m



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

- ❖ FOUR BEDROOM
- ❖ DETACHED HOUSE
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ DESIRABLE RESIDENTIAL ROAD
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ MOMENTS FROM LEBANON ROAD TRAM STOP
- ❖ LARGE KITCHEN & LIVING SPACE
- ❖ TWO BATHROOMS & DOWNSTAIRS WC
- ❖ CHAIN FREE
- ❖ EPC EER E



**** Chain Free **** A smartly presented four-bedroom period detached 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 enjoys good decor throughout, it is fully double glazed and has gas central heating. It features a downstairs WC, bi-folding doors to the rear and wonderful stripped wooden floorboards to the reception rooms & first floor bedrooms. Additionally, the house has high-ceilings and ample fitted storage space.

The accommodation comprises a double bedroom with an en-suite shower room & full range of fitted wardrobes, three further bedrooms, a stylish family bathroom suite with shower over-bath, a bay-fronted living room with feature fireplace, a downstairs WC, a full-width dining room with understairs cupboard, and a smartly appointed kitchen/ breakfast room with bi-folding doors leading onto the rear garden. Externally, the rear garden benefits from side access, there is a raised deck and a flat lawned section.

Furthermore, this property sits a short distance away from a wide range of local shops, 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		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		