

# FOLKLANDS



DAVIDSON ROAD, CROYDON  
GUIDE PRICE £485,000

























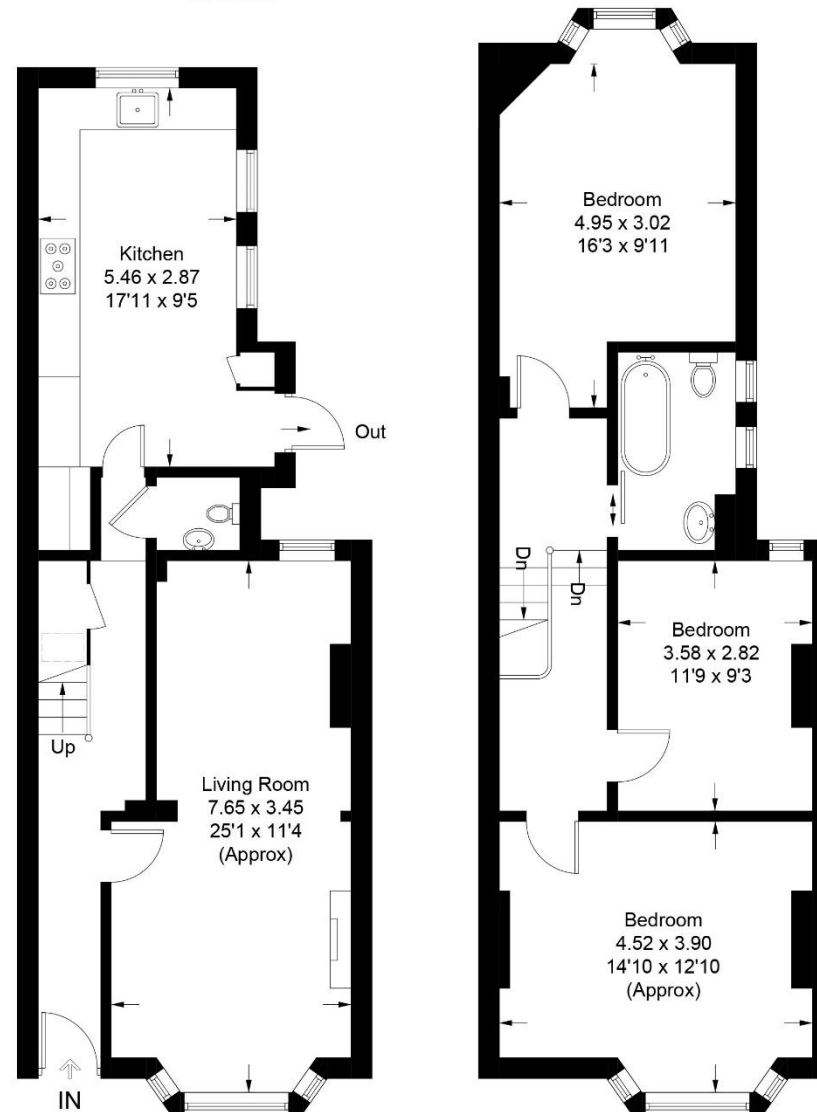


# Davidson Road, Croydon

Approximate Gross Internal Area = 111.7 sq m / 1202 sq ft



= Reduced headroom below 1.5m / 5'0



**Ground Floor**

**First Floor**

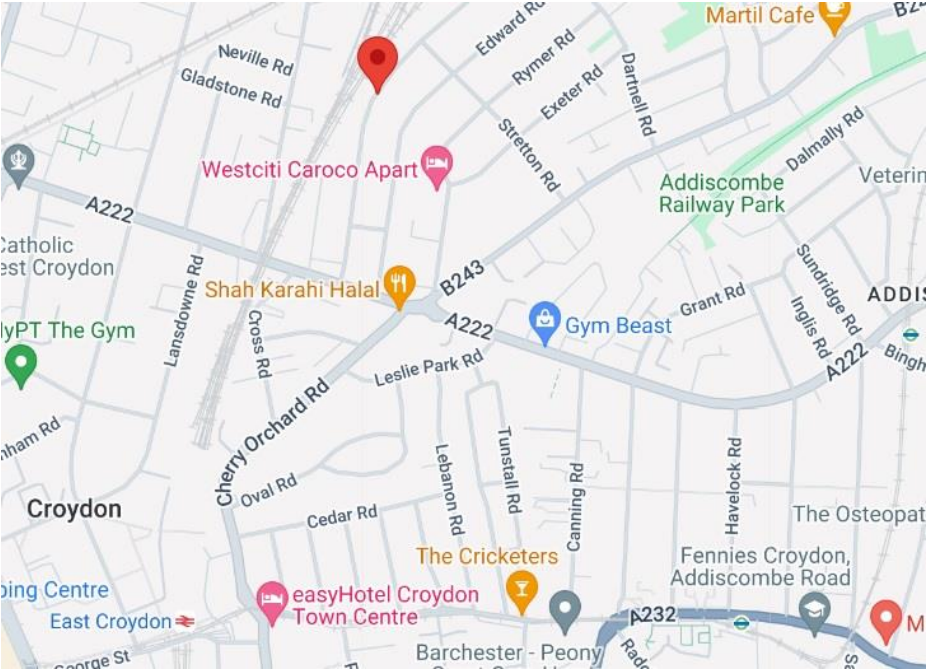
Illustration for identification purposes only, measurements are approximate,  
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ THREE SIZEABLE DOUBLE BEDROOMS
- ❖ HALLS ADJOINING SEMI-DETACHED HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ STUNNING KITCHEN & BATHROOM
- ❖ 0.7 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 1202 SQFT OF FLOOR SPACE
- ❖ DOWNSTAIRS WC
- ❖ MATURE PRIVATE REAR GARDEN
- ❖ FULLY DOUBLE GLAZED/GAS CENTRAL HEATING
- ❖ EPC EER E



A superbly presented three double bedroom halls adjoining semi-detached house, situated within the popular Addiscombe area of Croydon, conveniently located 0.7 miles from East Croydon train station and approximately one mile from Norwood Junction.

Having been sympathetically modernised by the current owners, this spacious home has 1202 SQFT of floorspace and boasts a stylish design throughout. It features a downstairs WC, stripped wooden floorboards, gas central heating, numerous period features and is fully double glazed. Externally, the property offers a hedged front garden, and a well-stocked private rear garden mostly laid to lawn.

The accommodation comprises a large master bedroom with bay-window, two further double bedrooms, a beautifully appointed family bathroom suite with shower over-bath, a generous landing with access to the loft, a 25' double reception room with bay window & feature fireplace, a downstairs WC and a contemporary 17' dual aspect fitted kitchen with direct access to the garden.

Furthermore, this property sits within close proximity of a range of local shops, cafe's & restaurants and benefits from being a short distance from a number of well regarded primary & secondary schools. In our opinion this property would make a wonderful family home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		