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MARRIOTT VERNON

ESTATE AGENTS



160B Lower Addiscombe Road, Croydon, CR0 6AG

Asking price £600,000



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Marriott Vernon present to the market a fantastic three bedroom end of terrace family home with detached two storey coach house offering significant additional development/annexe potential (STPP), ideally located within a short distance of East Croydon station and the bustling centre of Croydon.

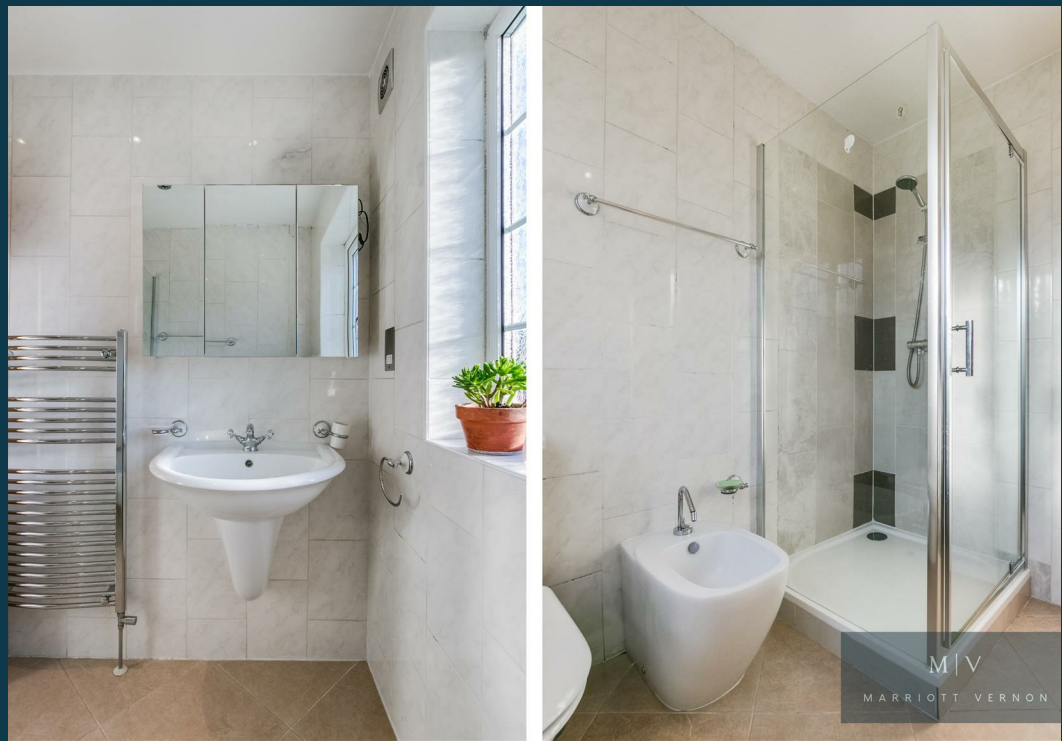
Offering extended accommodation to the main property, with additional scope for modernisation, this wonderful home provides the perfect opportunity for those looking to upgrade to suit own taste, with the added advantage of additional development potential. Features include two reception rooms, extended wrap-around kitchen/diner, modern upstairs shower room, gas central heating, double glazing, solar panels and delightful large private garden. The property additionally owns the land to the front of the adjoining three properties.

Accommodation comprises entrance hall leading into the reception room with attractive bay window. A second reception room opens through to the extended kitchen/diner, enjoying direct access onto the garden. The kitchen area comprises a range of wall and base units with work surfaces and breakfast bar, incorporating inset sink unit and further space for appliances. To the first floor, there are three well proportioned bedrooms - two doubles and a single - plus a modern family shower room.

The property is located moments from Tramlink at Addiscombe, as well as regular bus routes providing links to nearby East Croydon station and Croydon town centre. Lower Addiscombe Road provides a variety of local shops, with Croydon offering a wider array of shops, bars, restaurants and leisure facilities. The area is also well served by good local schools and lovely open spaces.

Viewings are highly recommended.



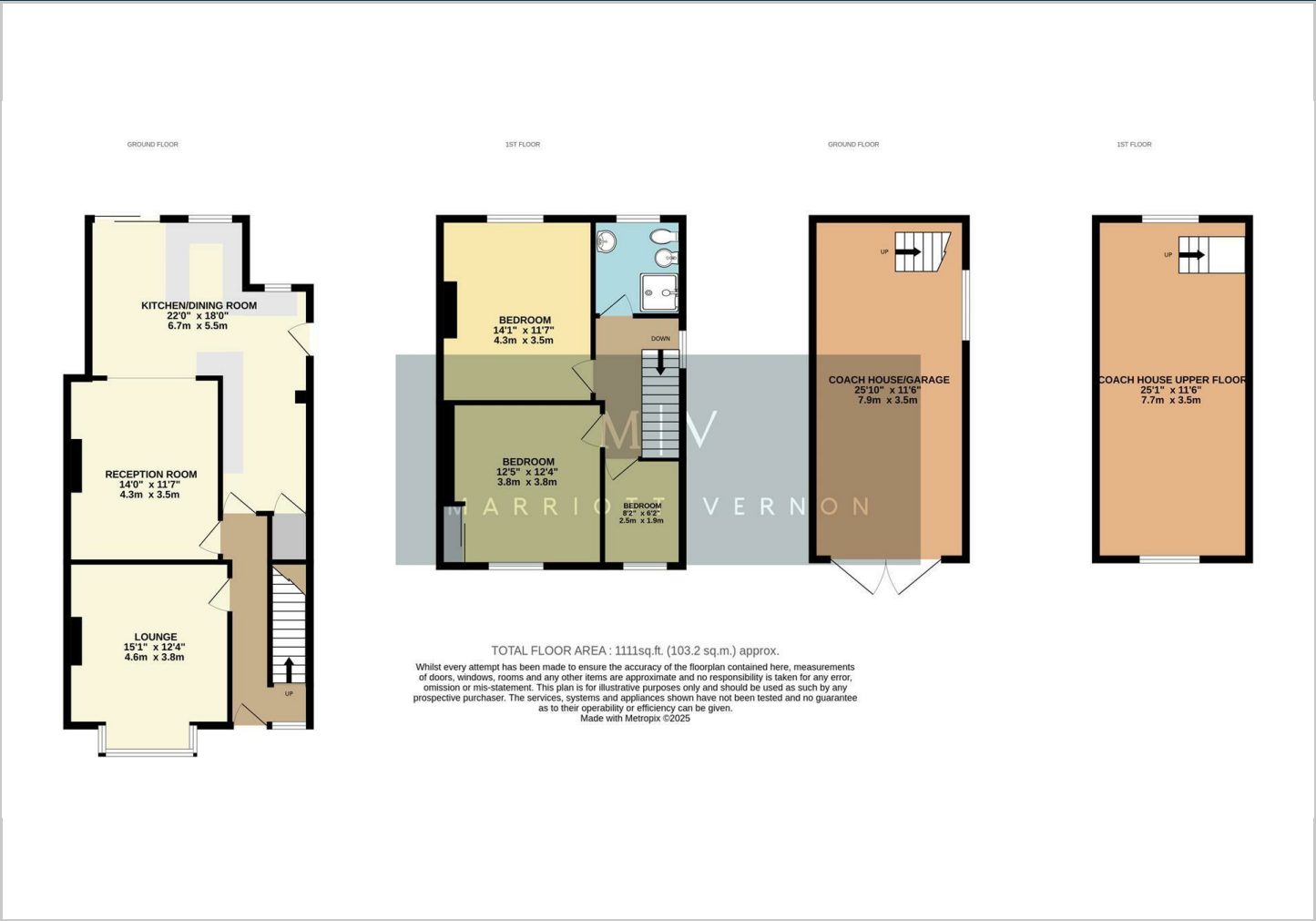




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Floor Plans

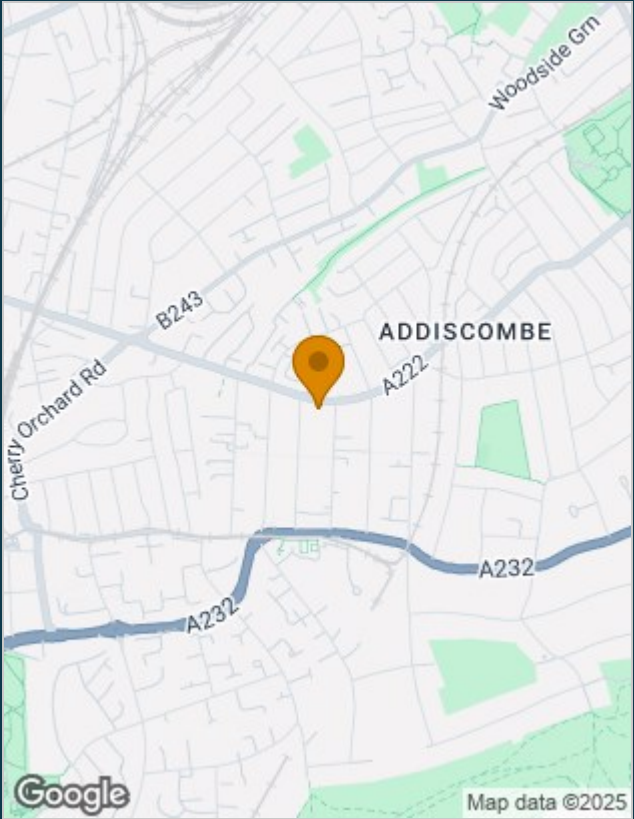


Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	