



**Addiscombe Court Road, Croydon CR0 6TS**



**welcome to**

## **Addiscombe Court Road, Croydon**

Welcome to this stunning new-build, three-bedroom detached house, ideally located within a 10-minute walk of East Croydon Station, providing quick and convenient access to Central London. Perfect for commuters, this home also benefits from being just a 2-minute walk to local tram services, offering direct links to Wimbledon and Beckenham. Designed with modern living in mind, the property features an open-plan layout on the ground floor, comprising a spacious kitchen and lounge area, perfect for entertaining and family life.

The kitchen is fully fitted with contemporary appliances, and the living area flows seamlessly into a private outdoor space, ideal for relaxation or alfresco dining. A convenient downstairs WC completes the ground floor.



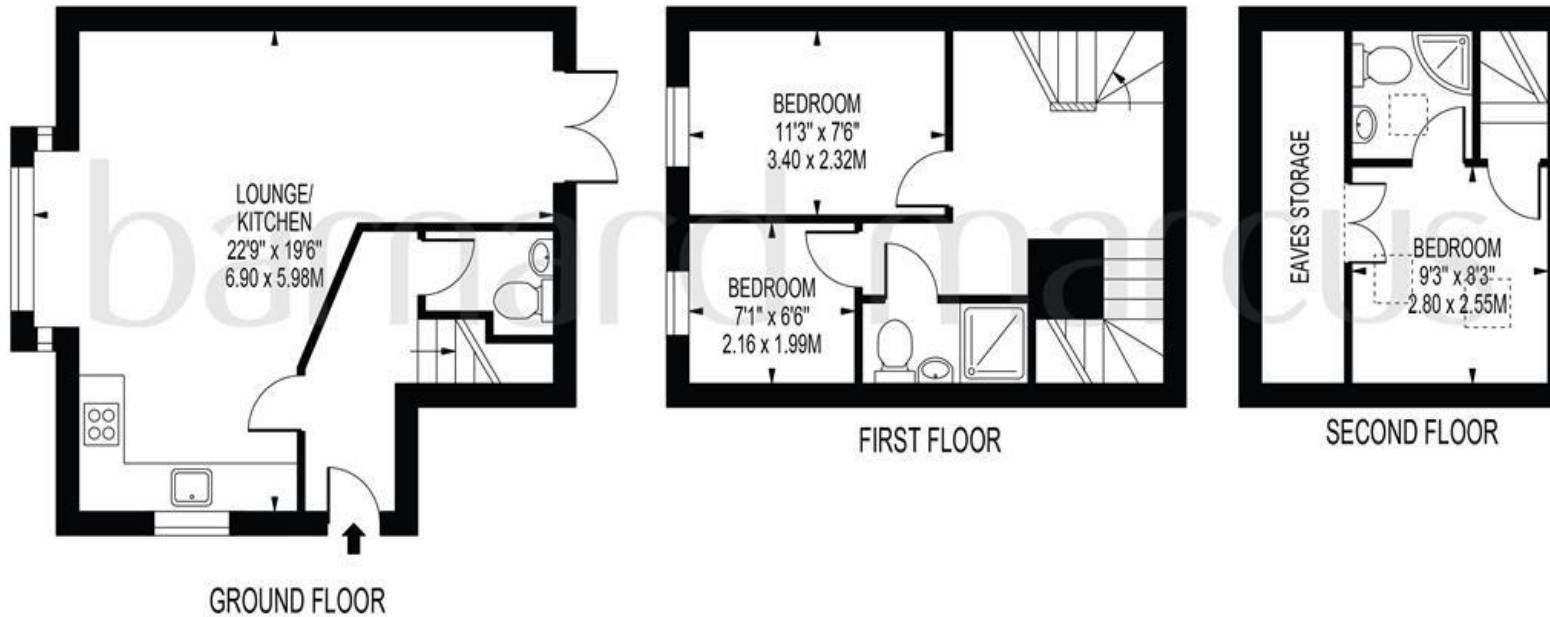
The first floor hosts two generously sized double bedrooms, both flooded with natural light, and a stylish shower room. The second floor is dedicated to the luxurious master suite, featuring an en-suite bathroom, offering a peaceful retreat. The property also benefits from off-street parking and is located within the catchment area for several highly regarded schools, making it an ideal choice for families. With its prime location and high-quality finish, this home offers the perfect blend of convenience and contemporary living. Don't miss out on this fantastic opportunity to make it your own!

## ADDISCOMBE COURT ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 863 SQ FT - 80.20 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 52 SQ FT - 4.84 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

## Addiscombe Court Road, Croydon

- Detached House
- Three bedroom
- Close by to East Croydon Station
- Open-plan layout
- Outdoor space
- Modern
- Excellent schools nearby

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in excess of

**£450.000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CRY112797 - 0007

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