



Lower Addiscombe Road, Croydon CR0 6RG

welcome to

Lower Addiscombe Road, Croydon

Beautifully presented 4 double bedroom period home with additional study/nursery. Featuring open plan living, luxurious bathrooms and close to amenities, transport links and great schools.



LOWER ADDISCOMBE ROAD

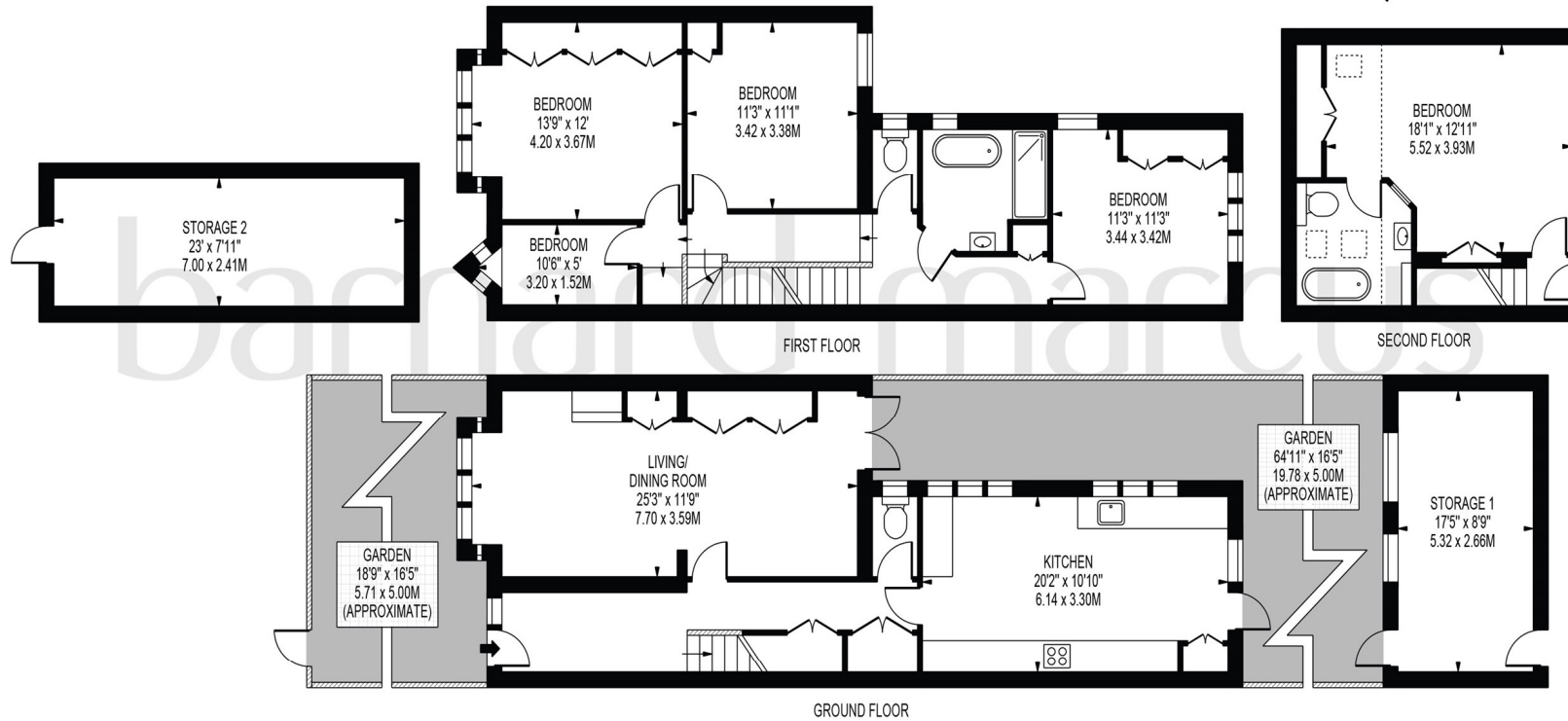
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1655 SQ FT - 153.77 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING STORAGES)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT AREA: 90 SQ FT - 8.33 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE 1: 152 SQ FT - 14.15 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE 2: 182 SQ FT - 16.87 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.

This stunning character home on Lower Addiscombe Road is in excellent condition throughout and is the perfect family property, combining period charm with modern living.

The welcoming entrance hall offers crafted storage and original features, leading into a bright open-plan living/dining room with bay window, fireplace features, and French doors to the garden. To the rear, the thoughtfully extended kitchen is the heart of the home, with bespoke shaker-style units, excellent storage and worktop space, and room for a breakfast table. Double doors open directly to the garden. A handy downstairs W/C with window completes the ground floor.

The first floor offers three spacious double bedrooms, all beautifully decorated with built-in storage. The family bathroom is luxurious with a freestanding bath and walk-in shower, while a separate W/C adds convenience. A further study/bedroom provides flexible space, ideal as a nursery or home office.

The carefully designed loft conversion creates a superb master suite, with Juliette balcony, Velux windows, and an elegant en suite featuring a roll-top bath. Useful eaves storage completes the top floor.

Outside, the garden is a private retreat, accessible from both the kitchen and dining room.

Ideally located for local shops, Ashburton Park, and a short walk to Addiscombe tram stop, this home also benefits from free parking on nearby roads. Spacious, stylish, and full of character, it's a true family gem not to be missed.

welcome to

Lower Addiscombe Road, Croydon

- Character Property
- Free On Street Parking
- Master with en-suite
- 4 Double Bedrooms
- Extended Kitchen
- Additional Study/Nursery
- Great Schools
- Fantastic Transport Links

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

offers over

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY111856



Property Ref:
CRY111856 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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