

# Jukes & Co

## Estate Agents



## Addiscombe Avenue

, Croydon, CR0 6LH

Offers Over £600,000



This stunning four-bedroom, two-bathroom family home is spread across three spacious floors, offering a perfect blend of modern living and convenience in the highly sought-after Addiscombe area. The ground floor welcomes you with a bright and airy lounge, providing an ideal space for relaxation. The heart of the home, a stylish and contemporary kitchen-diner, is perfect for family gatherings and entertaining friends, with its open layout creating a seamless flow between cooking, dining, and socializing. Modern appliances, sleek countertops, and ample storage make it both functional and aesthetically pleasing.

On the first floor, you'll find three generously sized bedrooms, all filled with natural light, and a modern family bathroom featuring high-end finishes and elegant fittings. Each room offers plenty of space for family members or guests, with flexibility to be used as bedrooms, home offices, or playrooms. The second floor is dedicated to a luxurious master suite, offering complete privacy. This spacious room is a true retreat, with its own en-suite bathroom featuring contemporary fixtures and fittings, creating a spa-like atmosphere. The top-floor layout maximizes space and privacy, making it an ideal sanctuary for relaxation.

The location is another key highlight of this beautiful home. It's just a short walk from the tram stop, providing easy and quick access to Wimbledon and East Croydon for commuters. Additionally, local bus routes, shops, schools, and parks are all close by, ensuring that everything you need is within easy reach. Whether you're looking for excellent transport links or nearby amenities, this property offers both in abundance. With its modern design, spacious layout, and prime location, this is a perfect family home for those seeking comfort, style, and convenience.





## HALLWAY

WHITE DOUBLE GLAZED FRONT DOOR WITH SIDE GLASS PANELS, WOOD FLOORING, WHITE WALLS, SPOTLIGHTS, 2 LARGE STORAGE CUPBOARDS, RADIATOR

## FRONT RECEPTION 14'8 x 12'9 (4.47m x 3.89m)

WHITE WALLS, WOOD FLOOR, DOUBLE GLAZED BAY WINDOW WITH BLINDS, WALL LIGHTS, RADIATOR

## KITCHEN / DINING AREA 18'9 x 12'8 (5.72m x 3.86m)

KITCHEN AREA: CREAM LAMINATE WALL AND BASE CUPBOARDS, LAMINATE WORKTOPS, ELECTRIC HOB AND OVEN, EXTRACTOR HOOD, INTEGRATED WASHING MACHINE, INTEGRATED FRIDGE FREEZER, STAINLESS STEEL SINK UNIT, DOUBLE GLAZED WINDOW OVERLOOKING GARDEN, WOOD FLOOR, SPOTLIGHTS

DINING AREA: WOOD FLOOR, WHITE WALLS, SPOTLIGHTS, RADIATOR, DOUBLE GLAZED DOORS TO GARDEN, T.V. BRACKET

## STAIRS AND LANDING

WHITE WALLS, GRAY CARPET, LANDING AND STAIRS TO SECOND FLOOR

## REAR BEDROOM 15'8 x 12'8 (4.78m x 3.86m)

WHITE WALLS, GREY CARPET, DOUBLE GLAZED WINDOW OVERLOOKING REAR GARDEN, GREY BLIND, RADIATOR,

## FRONT BEDROOM 15'6 x 12'6 (4.72m x 3.81m)

GREY CARPET, WHITE WALLS, DOUBLE GLAZED BAY WINDOW WITH BLINDS, RADIATOR

## BEDROOM / STUDY 6'7 x 5'9 (2.01m x 1.75m)

GREY CARPET, WHITE WALLS, DOUBLE GLAZED WINDOW TO FRONT ASPECT, RADIATOR

## BATHROOM

SPACIOUS MODERN BATHROOM COMPRISING WHITE SUITE, BATH WITH SHOWER OVER, WASH HAND BASIN, LOW-FLUSH W.C. , TILED WALLS, TILED FLOOR, FROSTED DOUBLE GLAZED WINDOW

## SECOND FLOOR BEDROOM 19'8 x 13'7 (5.99m x 4.14m)

GREY CARPET, WHITE WALLS, 2 VELUX WINDOWS, SPOTLIGHTS, DOUBLE GLAZED DOORS TO JULIET BALCONY

## SHOWER ROOM

SHOWER CUBICLE WITH LARGE SHOWER HEAD, WHITE WASH HAND BASIN, LOW-FLUSH W.C., HEATED TWOEL RAIL, FROSTED DOUBLE GLAZED WINDOW, TILED WALLS AND FLOOR

## REAR GARDEN 50 ft approx (15.24m ft approx)

PATIO AREA, LAWN, FLOWER BORDERS, SIDE GATE WITH SIDE ACCESS

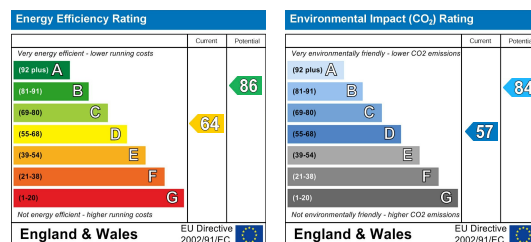
## Area Map



## Floor Plan



## Energy Efficiency Graph



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## Sales and Lettings

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