Jukes & Co
Estate Agents

Addiscombe Court Road

, Croydon, CR0 6TX

£450,000

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Jukes and co are pleased to offer this superb two double bedroom victorian semi-detached house, this property is a great family home offering a spacious through lounge with two beautfiul fireplaces, the house has the original wood floor boards which have been sanded, fitted kitchen a large modern bathroom and a downstairs cloakroom and a neatly kept garden.
Addiscombe Court Road is a short walk to East Croydon Mainline Station, Tramline and the popular Croydon Box Park. Central Croydon is a popular, lively town with major regeneration planned for the coming years and so with its comprehensive transport links and the re-furbished Fairfield Halls is a great place for investment or for those looking to be close to the heart of it all.

HALLWAY
Wood flooring, splotlights

THROUGH LOUNGE 25'5 x 11'5 narrowing to 10'10 (7.75m x 3.48m narrowing to 3.30m)
A superb lounge with wood flooring, double glazed windows, two feature fireplaces one is cast iron with a granite hearth and the other has a gas fire with cast iron inset, stone surround and a granite hearth. spotlights, built in cupboard and coving.

KITCHEN 11 x 9'3 narrowing to 8 (3.35m x 2.82m narrowing to 2.44m)
Double glazed window and door to the garden, stainless steel sink unit with mixer taps and drainer, a large range of wall and base cupboards, work tops, part tiled walls and floor, built in gas hob, electric oven and extractor, space for washing machine and fridge freezer, spotlights.

DOWNSTAIRS W.C
double glazed frosted window, Low flush w.c, pedestal wash hand basin with mixer taps, tiled floor

LANDING
Wood flooring, access to loft, built in cupboard

BEDROOM ONE 14'4 x 11'1 (4.37m x 3.38m)
Double glazed windows, coving, wood flooring, radiator.

BEDROOM TWO 11'10 x 8'10 (3.61m x 2.69m)
Double glazed window, wood flooring, double radiator, coving

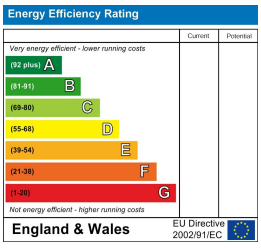
LARGE MODERN BATHROOM 10'11 x 9'2 (3.33m x 2.79m)
A large and spacious modern bathroom comprising of a very large walk in shower, a large bath with mixer taps, low flush w,c, pedestal wash hand basin with mixer taps, double glazed frosted window, modern tiled walls and floor, radiator, spotlights

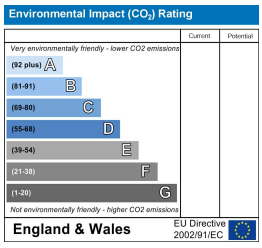
SPACIOUS GARDEN
This is a spacious garden with a decking area to the front, side access, outside tap, the rear is laid to lawn with stepping stones to the garden shed, there are shrubs and attractive trees surrounding the garden.

Area Map

Floor Plan

Energy Efficiency Graph





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