

Alderton Road, Croydon, CR0 6HJ



Offers In Excess Of £450,000



## House - End Terrace

- Halls Adjoining End Of Terrace Family House
- Tree Lined Side Road
- Conservatory
- Fitted Kitchen
- Outside Studio/Office
- Two Bedrooms. Many Character Features
- Addiscombe
- Double Glazing & Gas Central Heating With Radiators
- Impressive Upstairs Bathroom (Bath & Separate Shower Cubicle)
- Large & Wide Rear Garden With Parking

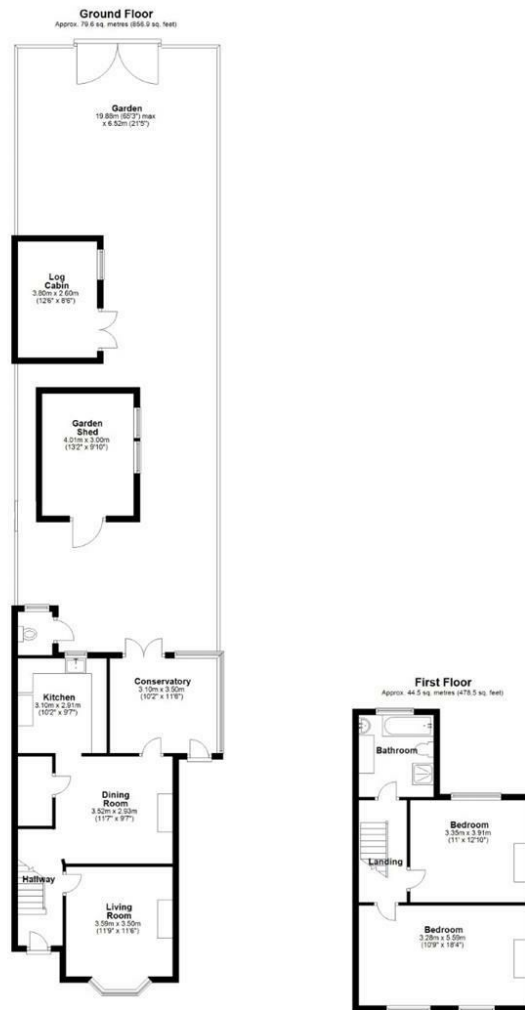
# Alderton Road, Croydon, CR0 6HJ

Situated in an attractive tree lined side road in Addiscombe, this character style, halls adjoining, two bedroom end of terrace family house simply must be viewed internally to be appreciated and is a credit to its present owners. The house benefits from character features including original wood floors, fireplaces and a wood burner in the dining room. There are two separate reception rooms and a spacious well equipped kitchen. On the first floor there are two good sized bedrooms and a particularly impressive bathroom which not only has a bath but also a separate shower cubicle. The loft is insulated and boarded with ladder and power. There is a large gated rear garden with an insulated log cabin currently functioning as a home office and parking for 2 family sized vehicles. Side access to the property with a lean-to, again with lighting and power providing additional storage/utility area as well as a concrete shed/workshop with power and lighting. There is an outside WC which is located in the garden with potential to convert to an internal downstairs WC (subject to usual consents). A new gas boiler was fitted in 2022.

The property is located near to Lower Addiscombe Road with its eclectic mix of shops and cafes. Within a short walk you will find local buses and Blackhorse Lane tram stop giving convenient links to nearby East Croydon Station where you can be in the city in under 15 minutes, Gatwick Airport in 27 mins and the south coast in 41 minutes.

This really is a special property and early viewing is advised.

Tenure: Freehold  
Croydon council tax band D: £1965.66  
EPC rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.