

Addiscombe Road, Croydon, CR0 7LE



House - Detached

- Four Bedroom Detached Family Home
- Huge Potential To Extend (Subject To Planning Consents)
- Garage To The Side With Parking To The Front
- Offers To The Market Chain Free
- Conveniently Situated For Local Amenities Including The Whitgift Centre
- In The Same Family Ownership For 60 Years
- Very Large Rear Garden With Additional Land Purchased (See Plans)
- Does Require Complete Modernisation Throughout
- Close Proximity To East Croydon Station
- Heating (Not Tested) Believe Not Working

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GUIDE PRICE £750,000 - £775,000

Welcome to this charming four-bedroom detached family house, steeped in history with a remarkable 60-year legacy of family ownership. Nestled in a sought-after location, this property offers a unique opportunity for a new chapter, awaiting its transformation through complete modernisation. Upon entering you are welcomed by a spacious entrance hallway, setting the tone for the generous living spaces that unfold within. The residence boasts three separate reception rooms, each offering versatile spaces for family gatherings and entertaining guests. The four well-proportioned bedrooms provide ample room for personalization and relaxation. The potential to extend, subject to consents, opens up exciting possibilities for crafting a home tailored to your specific needs and desires. Convenience is at your doorstep with local amenities just a stone's throw away, including the renowned Whitgift Centre. Commuting is a breeze with the East Croydon BR Station in close proximity, ensuring seamless connections to various destinations. Nature enthusiasts will delight in the proximity of Shirley Park Golf Club, and Addiscombe Recreation Grounds. Embark on a journey of transformation as you breathe new life into this cherished family home, unlocking its full potential and creating lasting memories for generations to come.

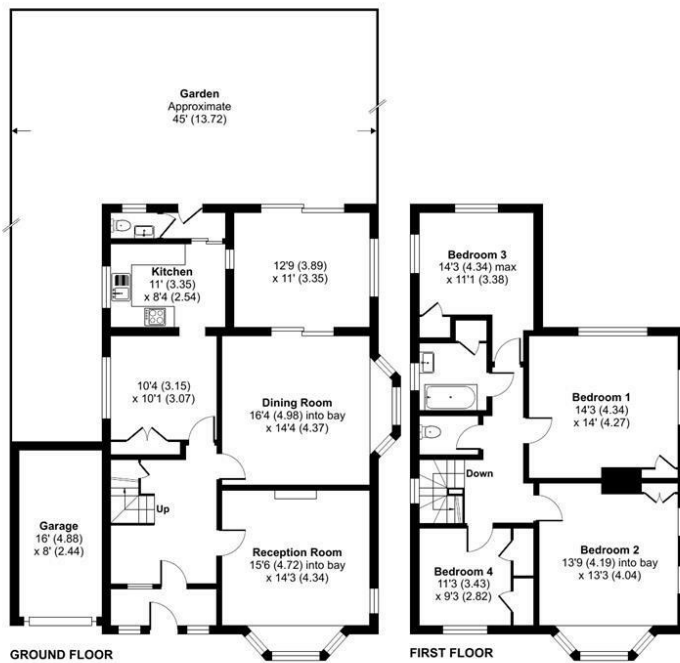
Tenure: Freehold | EPC Rating: E | Croydon Council band G

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> and <https://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively.

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Approximate Area = 1858 sq ft / 172.6 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1986 sq ft / 184.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Home Castle. REF: 1075612

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.