



48 ALEXANDRA ROAD CROYDON, CR0 6EU

**£675,000
FREEHOLD**

Offered to the market is this unique opportunity to own a stunning family home in the heart of Addiscombe/Croydon. At a whopping 1676 SQ FT of internal space, with huge scope to extend and add both additional space and value, this house is not expected to remain on the market for long. Currently set over 4 floors from basement to third storey, the house requires modernisation but is a blank canvas that could potential become a dream home. There are currently 4 good sized bedrooms, with plenty of possibility to add more in the future, a large kitchen and a separate dining space and a spacious reception room. The property also benefits from stunning high ceilings and still carries plenty of period charm. There is also a large garden to the rear of the property.

Alexandra Road is a quiet, residential street close to local amenities with many local shops within a 5-minute walk and East Croydon Station just 0.5 miles away. Addiscombe is also just a stone's throw away and offers its own selection of shops, as well as the leafy Ashburton Park. There is also parking available on-street, which would require you to obtain a permit from the council.

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Approx Gross Internal Area = 155.7 sq m / 1676 sq ft

RHH / Eaves Storage = 9.54 sq m / 103 sq ft

Total = 165.24 sq m / 1779 sq ft

 = Reduced Headroom Below 1.5m / 5'0



Ref :

BLEU
PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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