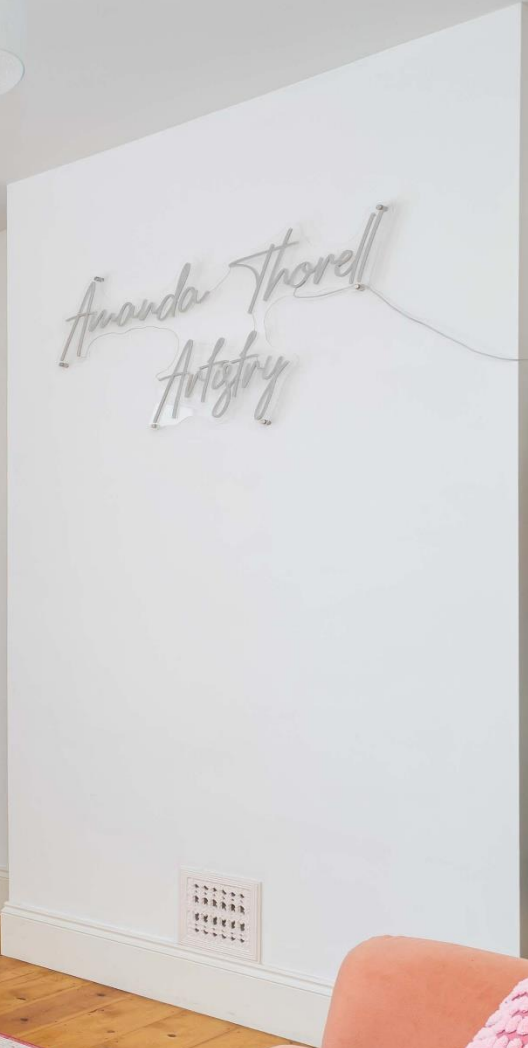


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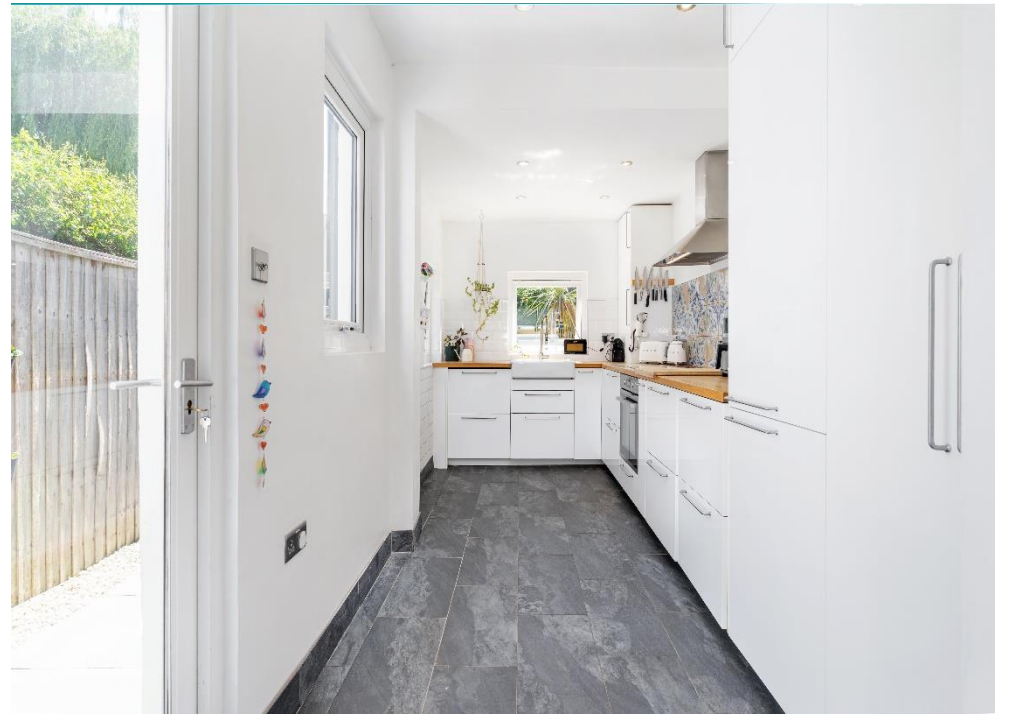


LAURIER ROAD, ADDISCOMBE
GUIDE PRICE £425,000













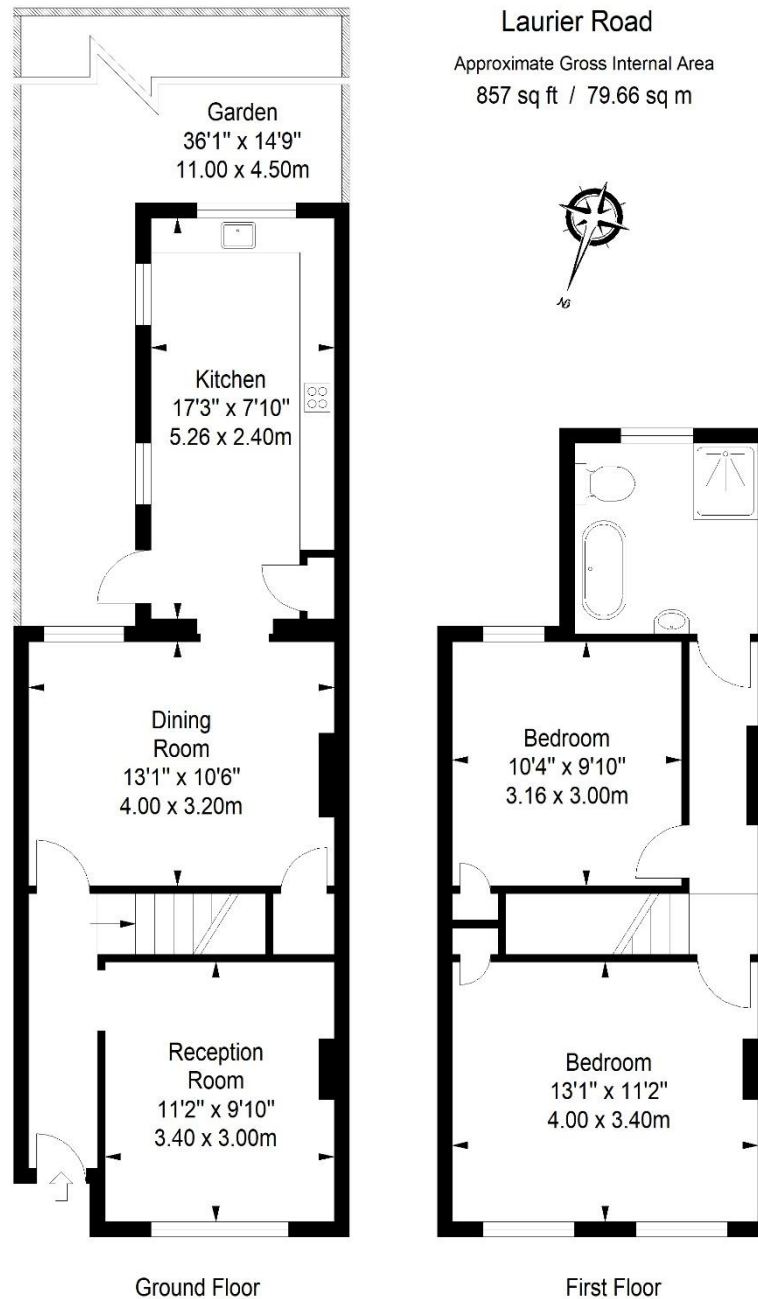




Laurier Road

Approximate Gross Internal Area

857 sq ft / 79.66 sq m



Ground Floor

First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

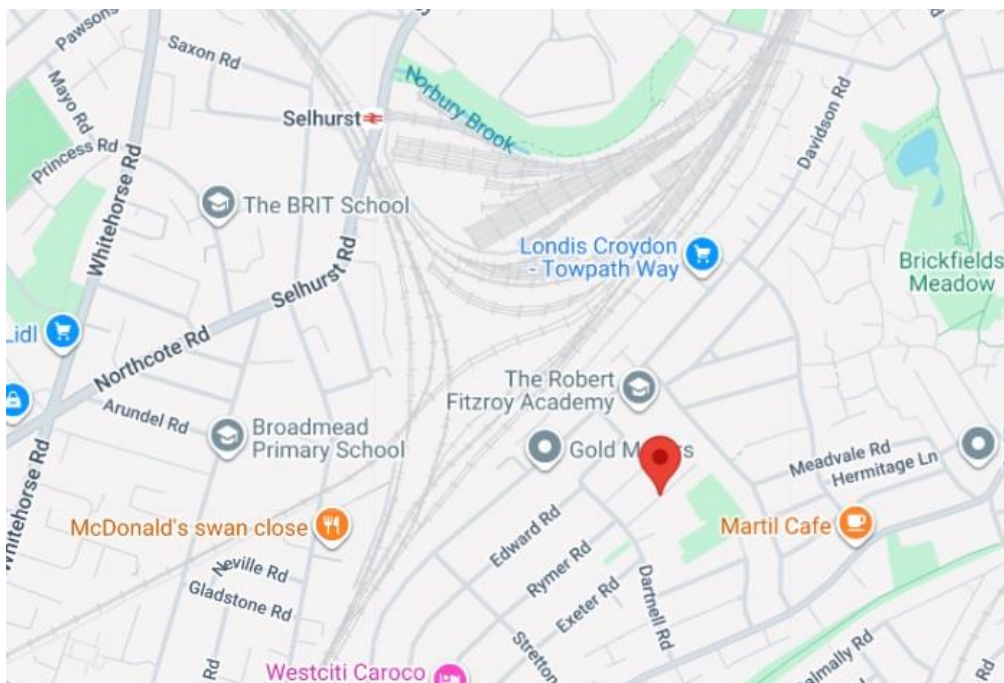
- ❖ TWO DOUBLE BEDROOM - END OF TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 17' STYLISH EXTENDED KITCHEN
- ❖ SOUTH EAST FACING LANDSCAPED REAR GARDEN
- ❖ FOUR PIECE FIRST FLOOR BATHROOM
- ❖ 0.9 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.8 MILES FROM NORWOOD JUNCTION
- ❖ 0.4 MILES FROM THE LOCAL TRAM STOP
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ EPC EER D

A superbly presented two double bedroom end-of terrace house situated within this quiet cul-de-sac, conveniently located 0.8 miles from Norwood Junction, 0.9 miles from East Croydon train station and 0.4 miles from the local tram stop.

This bright & spacious home boasts 857 SQFT of floor space, has a 17' extended kitchen and features a four-piece first floor bathroom. Externally, there is a smartly landscaped South-East facing rear garden with side access and a neat walled front garden. Internally the house enjoys excellent décor throughout, there are stripped wooden floorboards in the reception rooms and with a large loft space there is scope to loft-extend (STPP).

The accommodation comprises two double bedrooms each with a fitted wardrobe cupboard, a stylish four-piece bathroom suite, a separate living room with feature fireplace, a full-width dining room with under-stairs cupboard, a contemporary fitted kitchen with ample work surface & storage space, and a low-maintenance rear garden with two sizeable patios (perfect for alfresco dining), a grass lawn & side access.

Furthermore, this property sits less than a mile from the popular Box Park complex and the plethora of shops on offer in Croydon town centre, along with being a short walk from Addiscombe high street which boasts a wide range of shops, cafes and supermarkets. In our opinion this property would make an ideal first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		