

FOLKLANDS

HIGHBARROW ROAD, ADDISCOMBE
GUIDE PRICE £445,000

P Mon - Sat
9 am - 5 pm
Permit holders 30
or
Pay by phone
020 3046 0010
quoting location
19868
Max stay 4 hours







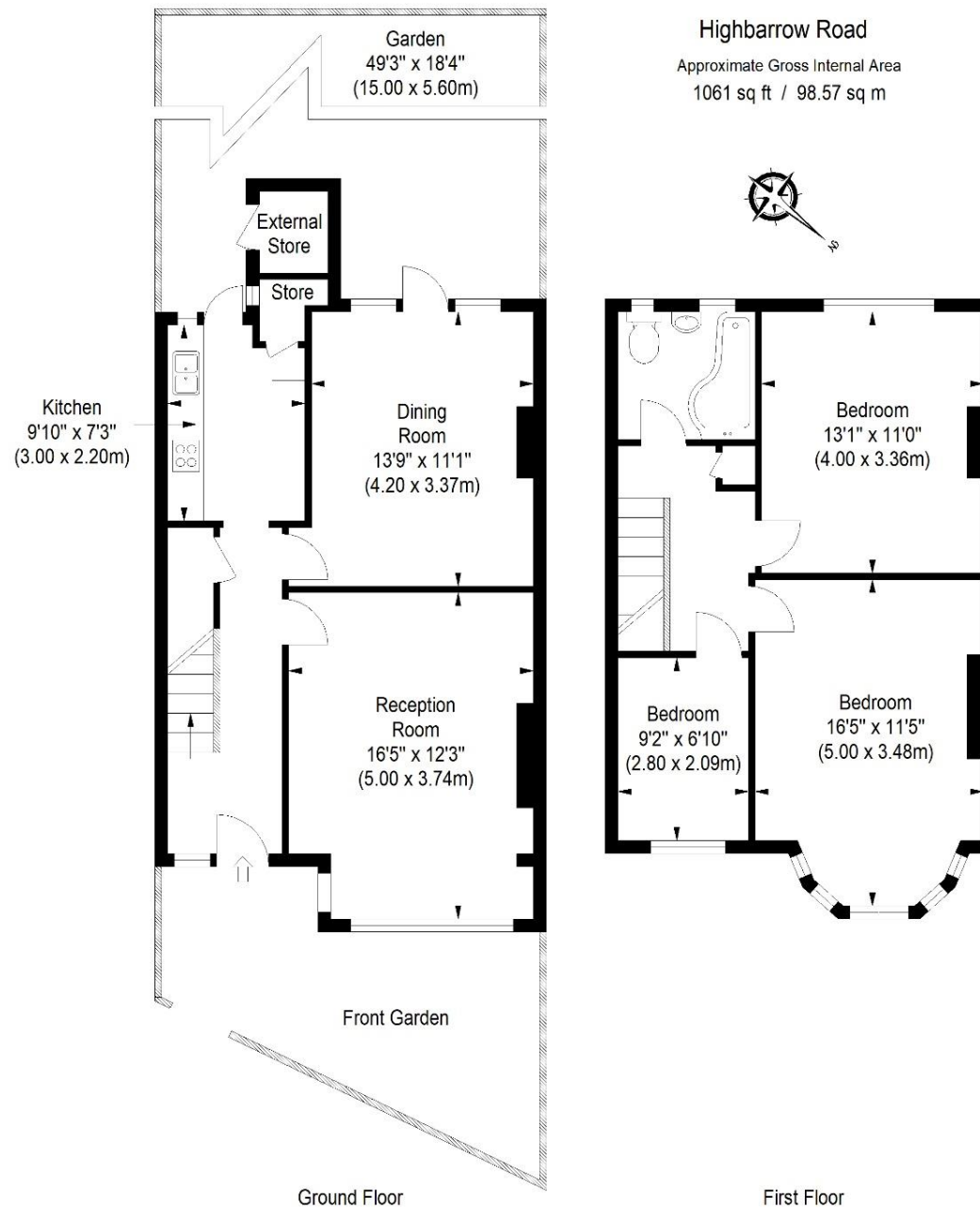










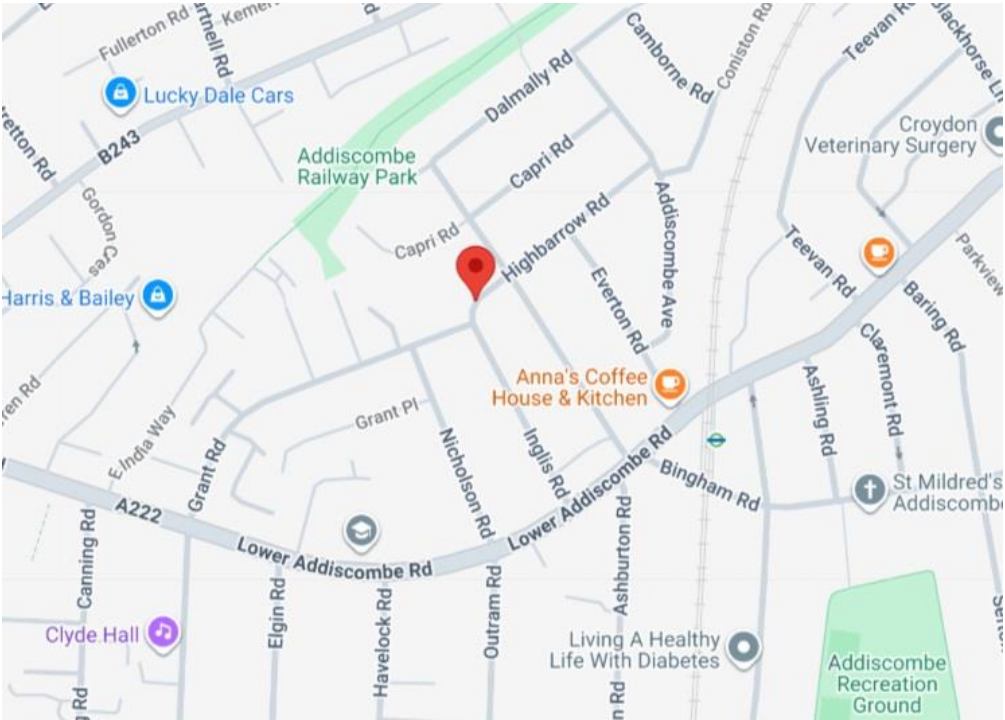


ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE BEDROOM
- ❖ TERRACE HOUSE
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ CHAIN FREE
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ 49' PRIVATE REAR GARDEN
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN KITCHEN & BATHROOM
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ EPC EER D



**** Chain Free **** A smartly presented three-bedroom terrace house situated within this popular residential road, conveniently located only 0.2 miles from Addiscombe tram stop and less than one mile from East Croydon train station.

This spacious home benefits from a 49' private rear garden, it is fully double glazed and has gas central heating. Additionally, there is ample storage space, high ceilings throughout and excellent scope to extend, either to the rear or into the loft space (subject to the usual permissions).

The accommodation comprises, large bay fronted living room with a feature fireplace, a separate dining room, a modern fitted kitchen with a pantry cupboard, two sizeable double bedrooms each with feature fireplaces, bedroom three/study, a three-piece bathroom suite with shower over bath, access to a partially boarded loft space, and a landscaped rear garden.

Furthermore, this property sits moments from a wide variety of shops, cafes and restaurants on Addiscombe high street, is a short distance to a number of local parks and is less than half a mile from a wide range of well-regarded primary and secondary schools.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		