

FOLKLANDS



EDWARD ROAD, ADDISCOMBE

GUIDE PRICE £475,000













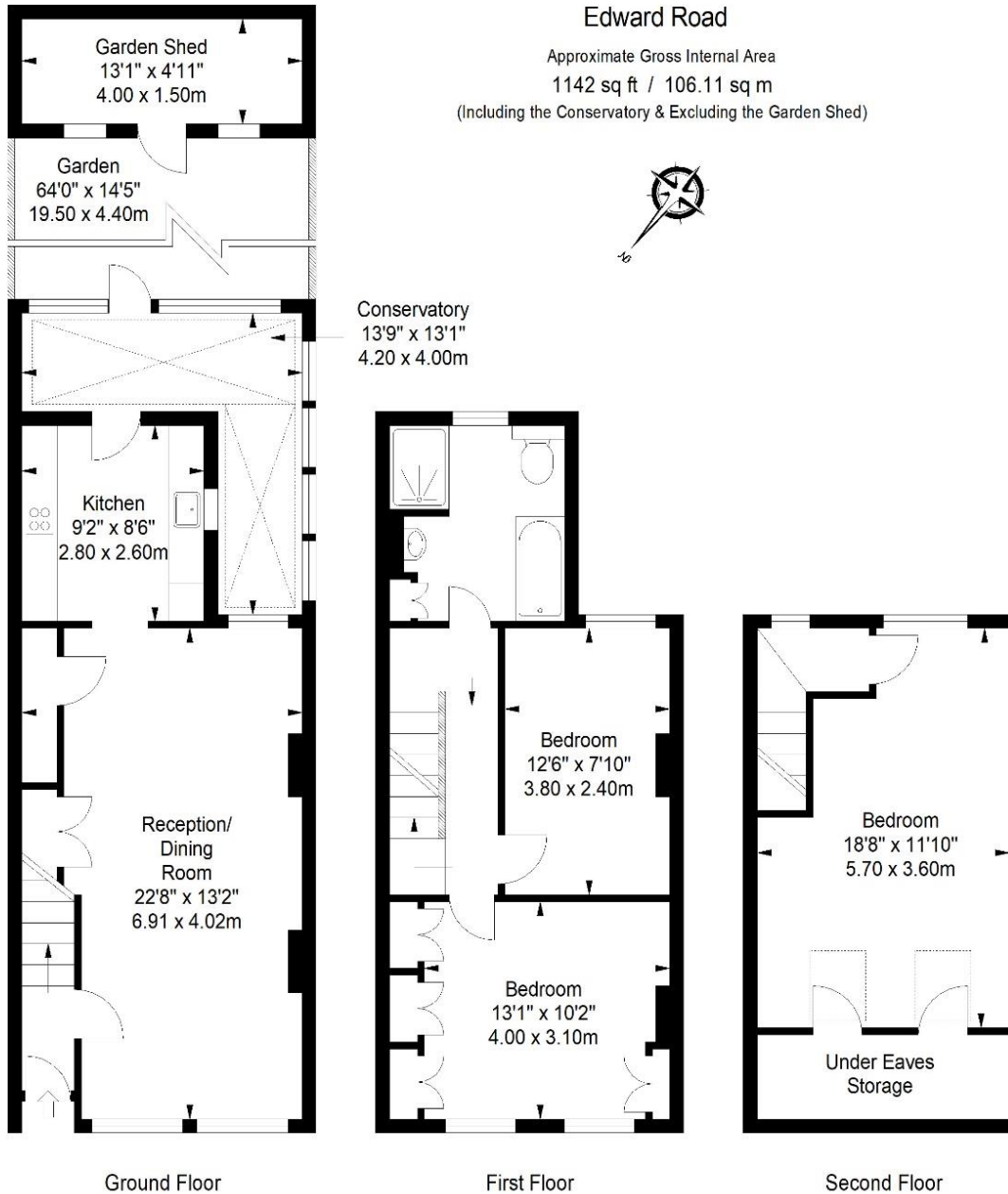






Edward Road

Approximate Gross Internal Area
1142 sq ft / 106.11 sq m
(Including the Conservatory & Excluding the Garden Shed)



Ground Floor

First Floor

Second 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

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

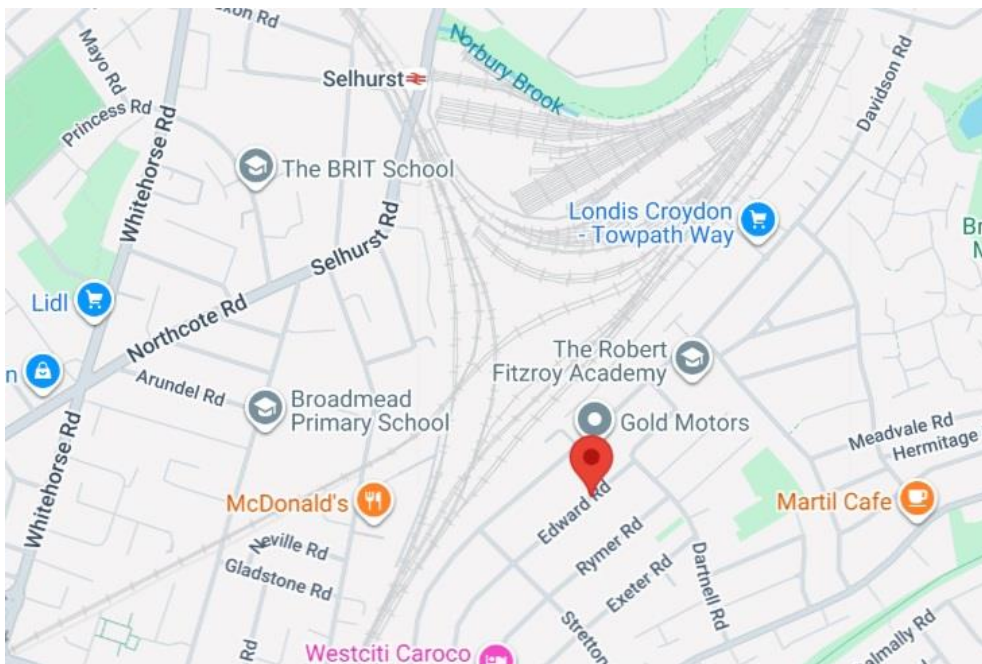
- ❖ THREE DOUBLE BEDROOM
- ❖ PERIOD TERRACE HOUSE
- ❖ LARGE SOUTHERLY FACING REAR GARDEN
- ❖ WELL PRESENTED THROUGHOUT
- ❖ LUXURY FOUR PIECE FAMILY BATHROOM
- ❖ LESS THAN A MILE FROM EAST CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM THE LOCAL TRAM STOP
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ DOUBLE RECEPTION ROOM WITH STRIPPED FLOOR BOARDS
- ❖ EPC EER D

A well-presented three double bedroom period terrace house, situated on this popular residential road, conveniently located less than a mile from East Croydon train station and only 0.6 miles from the local tram stop.

This bright & spacious house enjoys excellent decor throughout, it features an 18' loft extended bedroom, there is a long Southerly facing rear garden and it has the benefit of a wraparound conservatory which provides a utility space, excellent additional storage and the perfect place to dry washing.

The accommodation comprises three double bedrooms (one with a full range of fitted wardrobes), a luxury four piece family bathroom suite with separate shower cubicle, a 22'8 double reception room with stripped wooden floorboards & a feature exposed brick wall, a 9'2 x 8'6 fitted kitchen, a wraparound conservatory and large Southerly facing rear garden mainly laid to lawn; with two patios and a full-width garden shed.

Furthermore, this property sits within a short distance to a number of well-regarded primary & secondary schools and is a short walk from Addiscombe high street with its wide range of shops, supermarkets and cafes. We believe this property would make an excellent family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		