

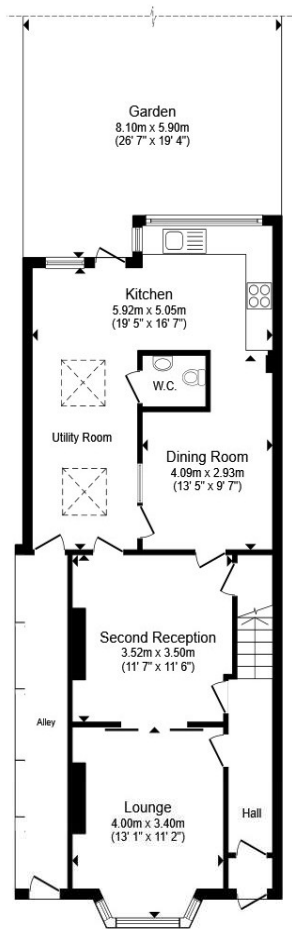


**Addiscombe Court Road, Croydon CR0 6TT**

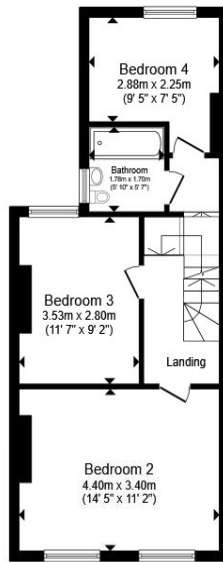
**welcome to**  
**Addiscombe Court Road, Croydon**

4 double bedroom semi detached period family home, thoughtfully extended, in fantastic condition a stones throw from East Croydon Station.

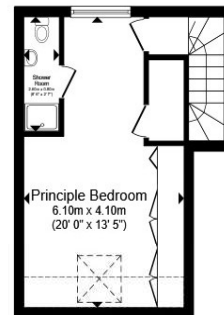




**Ground Floor**



**First Floor**



**Second Floor**



Total floor area 143.2 m<sup>2</sup> (1,541 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Located on the ever-popular Addiscombe Court Road, this beautifully extended 4 bedroom semi-detached period home offers generous, family-focused living just a short walk from East Croydon station.

The ground floor welcomes you with a hallway and high ceilings, setting the tone for the character throughout. The bright front reception features a bay window and bespoke cabinetry for smart storage, while stylish double doors lead to a second reception room, ideal as a playroom, snug or formal dining space. To the rear, the thoughtfully extended kitchen/diner is the heart of the home, with ample storage, a modern finish and large windows overlooking the garden. Skylights flood the adjoining utility area with natural light, and a convenient W/C completes the ground floor.

Upstairs are 3 double bedrooms, including a larger-than-average double with twin windows, another generous double, and a smaller yet still accommodating for double bed room, plus a contemporary family bathroom with full-size bath and window. The converted loft provides a peaceful and spacious bedroom with skylights and en-suite shower room.

Outside, the low-maintenance garden offers a spacious setting for relaxing or entertaining - a superb family home in a fantastic location.

welcome to

## Addiscombe Court Road, Croydon

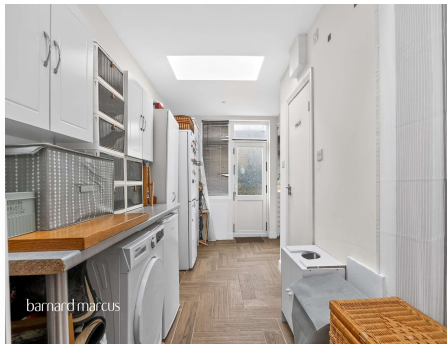
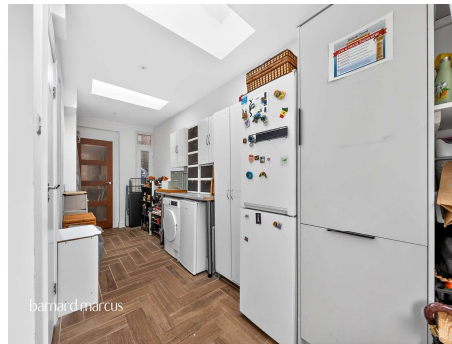
- 2 Bathrooms/3 Toilets
- Loft Conversion with En-Suite
- 4 Double Bedrooms
- Period Family Home
- Extended Kitchen
- Utility Room
- Close To East Croydon Station
- Quiet Residential Road

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£530,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113366](https://www.barnardmarcus.co.uk/Property/CRY113366)



Property Ref:  
CRY113366 - 0010

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