

FOLKLANDS



ADDISCOMBE ROAD, SHIRLEY

GUIDE PRICE £1,050,000



















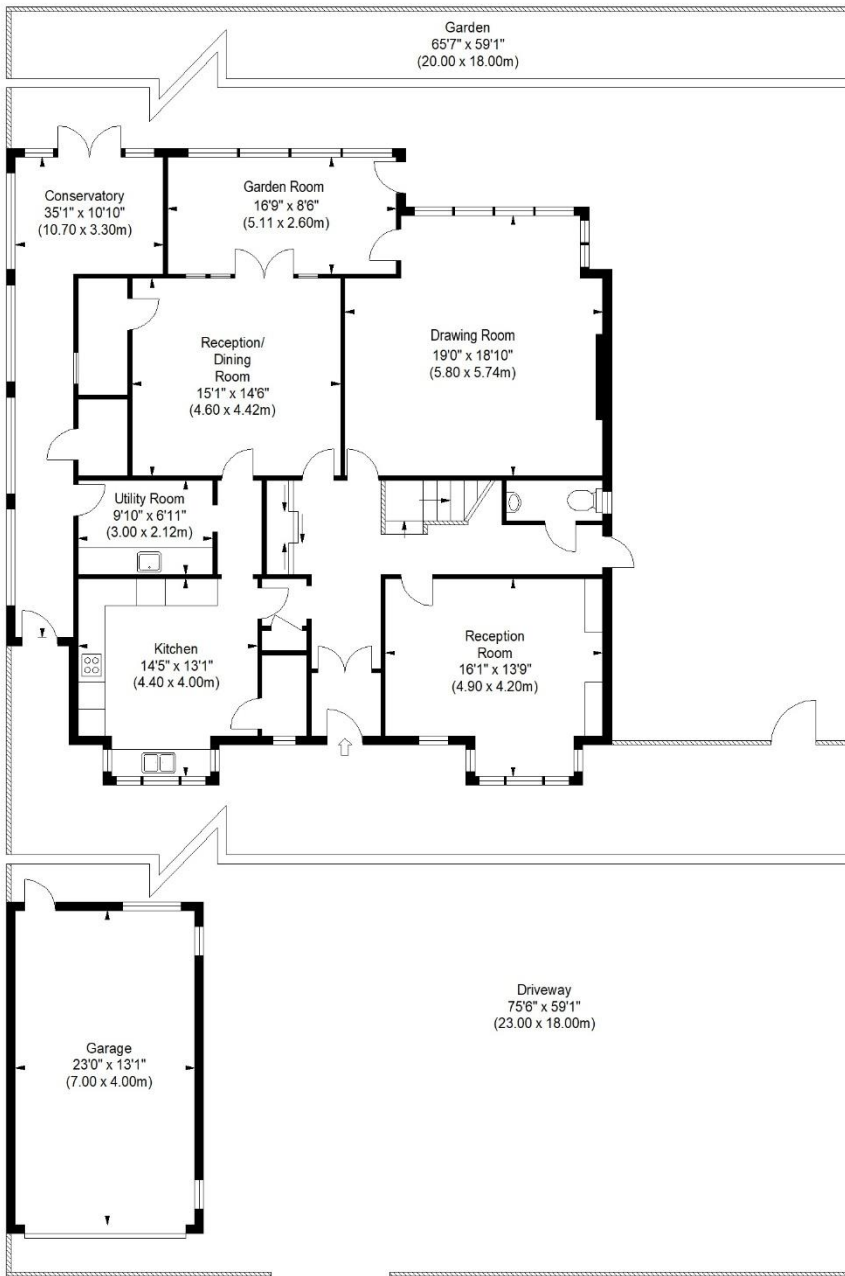










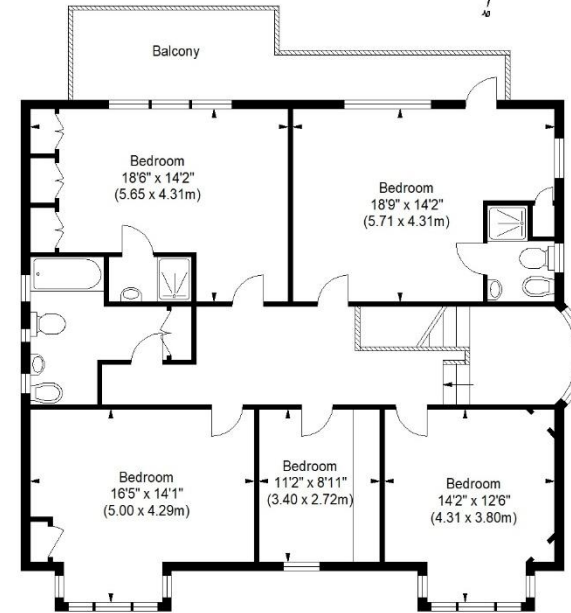


Ground Floor

Addiscombe Road

Approximate Gross Internal Area (Excluding the Garage and Conservatory)
2860 sq ft / 265.70 sq m

Approximate Gross Internal Area (Including the Garage and Conservatory)
3380 sq ft / 314.08 sq m



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

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

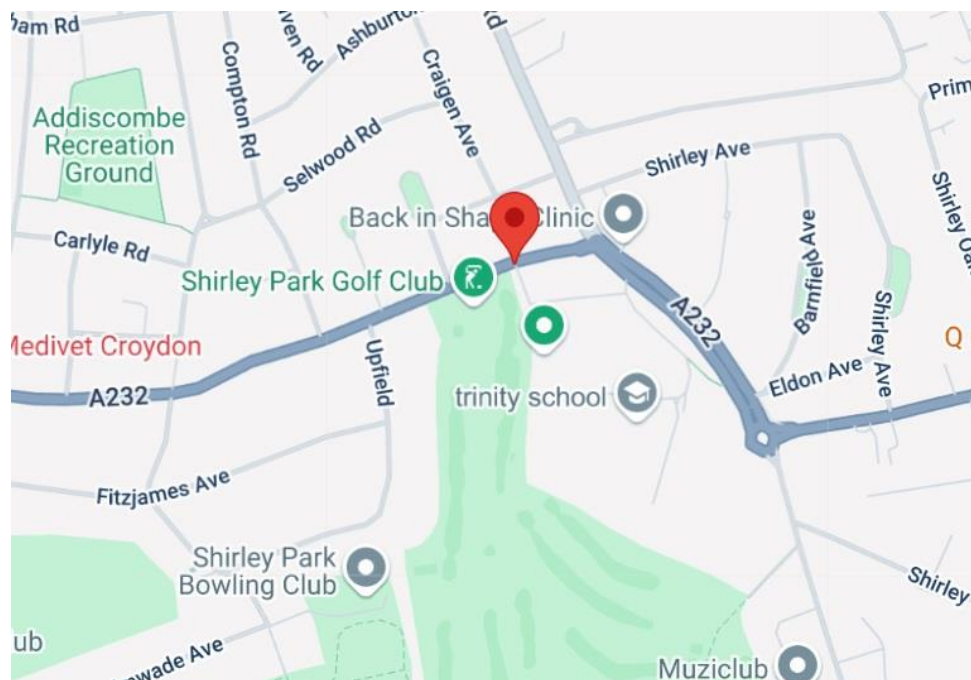
- ❖ FIVE BEDROOM & 2.5 BATHROOMS
- ❖ PERIOD DETACHED HOUSE
- ❖ LARGE PLOT WITH DEEP FRONTAGE
- ❖ SOUTH FACING REAR GARDEN
- ❖ RENOVATION REQUIRED
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ DETACHED GARAGE & LARGE DRIVEWAY
- ❖ GOOD TRANSPORT CONNECTIONS
- ❖ EPC R E E

**** Renovation Required ** Large Plot **** A substantial five-bedroom period double fronted detached house, situated within this highly desirable area, conveniently located moments from the local bus stop (119,194,198 & 466) and approximately half a mile from the local tram stop (Sandilands).

This well cared for home offers 2860 SQFT of floorspace (Excluding the conservatory areas) and boasts an abundance of living space. Being set back 75' from the road, the property is fully double glazed and has gas central heating. For the ambitious buyer, there is ample scope to develop the house and extend (STPP). To the front there is a detached brick-built garage, a large circular driveway with a beautiful magnolia tree & established flower beds and side access. To the rear, the southerly facing garden features a large lawn, a sizeable patio & covered bar area and a secret flower garden.

To the ground floor the accommodation comprises a porch & generous entrance hall, a fitted kitchen with wine-cellar, a separate utility room, a bay-fronted reception room/office with fireplace, a downstairs WC, a large drawing room with fireplace, a separate dining room with storage cupboard, a glazed garden room and a separate lean-to/conservatory. To the first floor there is a well-lit landing with loft access, four double bedrooms (Two with en-suite facilities), a further fifth bedroom, a four-piece family bathroom suite and a large terrace over-looking the rear garden.

Furthermore, this property sits adjacent to the highly regarded Trinity School & Shirley Park golf club and nearby several local parks & woodlands. The house is also within an easy reach of the abundance of shops, cafes and amenities in Addiscombe & Shirley. For families, there is an excellent choice of local schools, be that private or state, including the Independent Trinity school (Seconds away) & the recently opened Coombe Wood state school.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	53 E	
21-38	F		
1-20	G		