

# FOLKLANDS



DAVIDSON ROAD, ADDISCOMBE

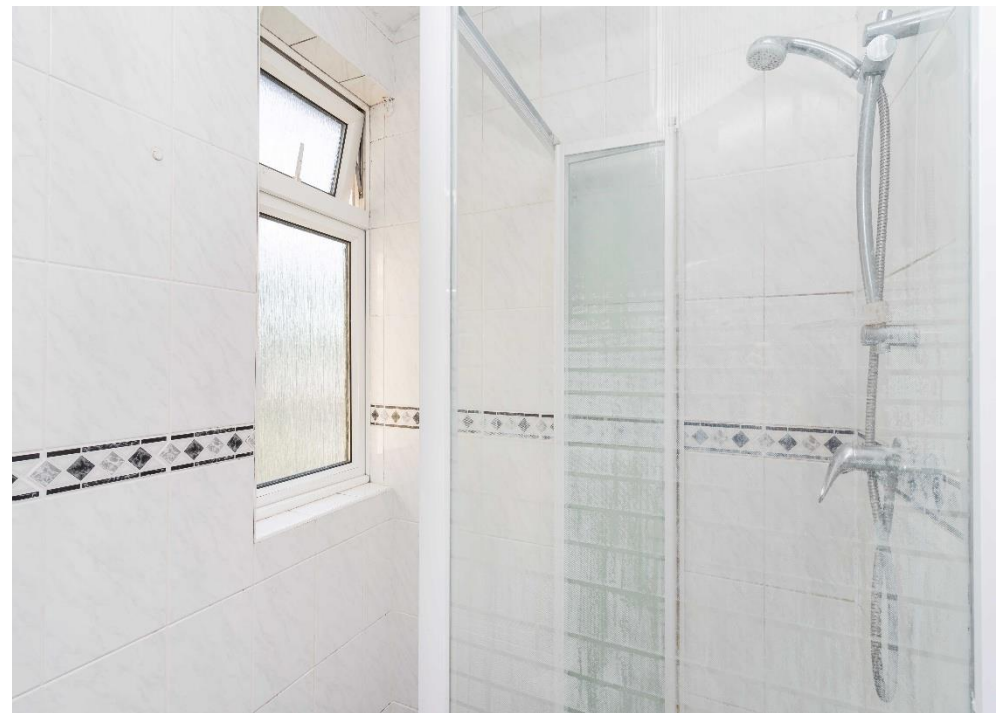
GUIDE PRICE £375,000



CRYSTAL PALACE FC

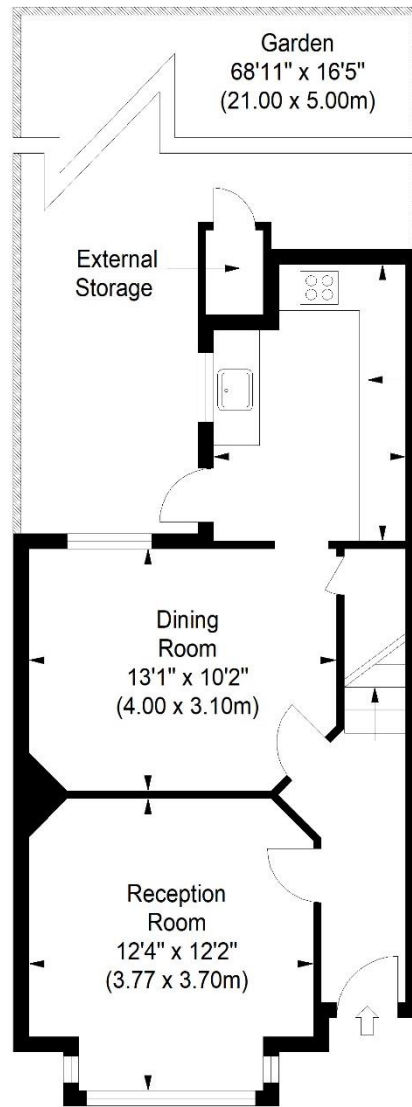












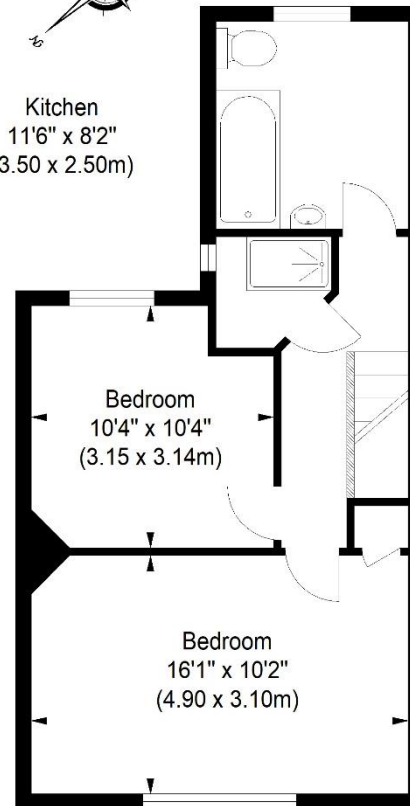
Ground Floor

Davidson Road

Approximate Gross Internal Area  
884 sq ft / 82.14 sq m  
(Excluding External Storage)



Kitchen  
11'6" x 8'2"  
(3.50 x 2.50m)

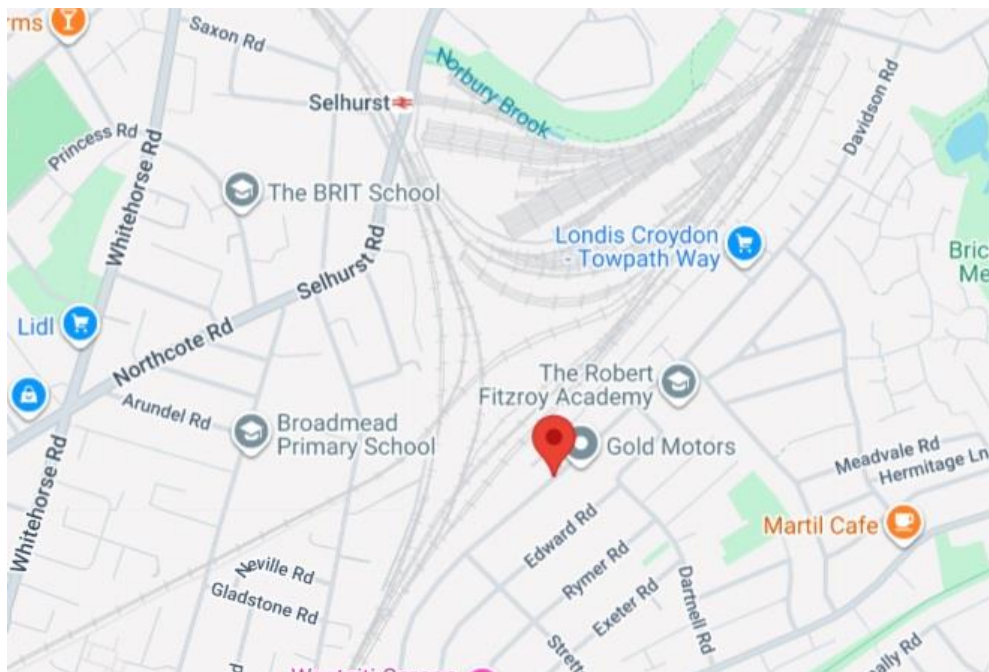


First Floor

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

- ❖ TWO BEDROOM TERRACE HOUSE
- ❖ CHAIN FREE
- ❖ LARGE SOUTHERLY FACING REAR GARDEN
- ❖ TWO RECEPTION ROOMS
- ❖ FIRST FLOOR BATHROOM & SEPARATE SHOWER ROOM
- ❖ 0.9 MILES FROM NORWOOD JUNCTION
- ❖ 0.8 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM THE LOCAL TRAM STOP
- ❖ SCOPE TO RENOVATE
- ❖ EPC EER E



A two double bedroom period terrace house situated within the popular Addiscombe area of Croydon, conveniently located approximately 0.8 miles from East Croydon train station, 0.9 miles from Norwood Junction and 0.6 miles from the local Tram stop.

This bright & spacious home enjoys a favourable layout; it is wider than the average home and offers 884 SQFT of floorspace. Notable features include the large Southerly facing rear garden, a spacious first floor bathroom & the inclusion of an additional shower room, double glazed windows throughout and gas central heating.

The accommodation comprises a 16'1 main bedroom, a second double bedroom, a three-piece family bathroom suite & a separate shower room, two reception rooms, ample under-stairs storage, an 11'6 kitchen, and an outside WC/storage cupboard. Externally, the garden reaches 68' and faces in a Southerly direction.

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 for a buyer wishing to make their own mark on a property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		