



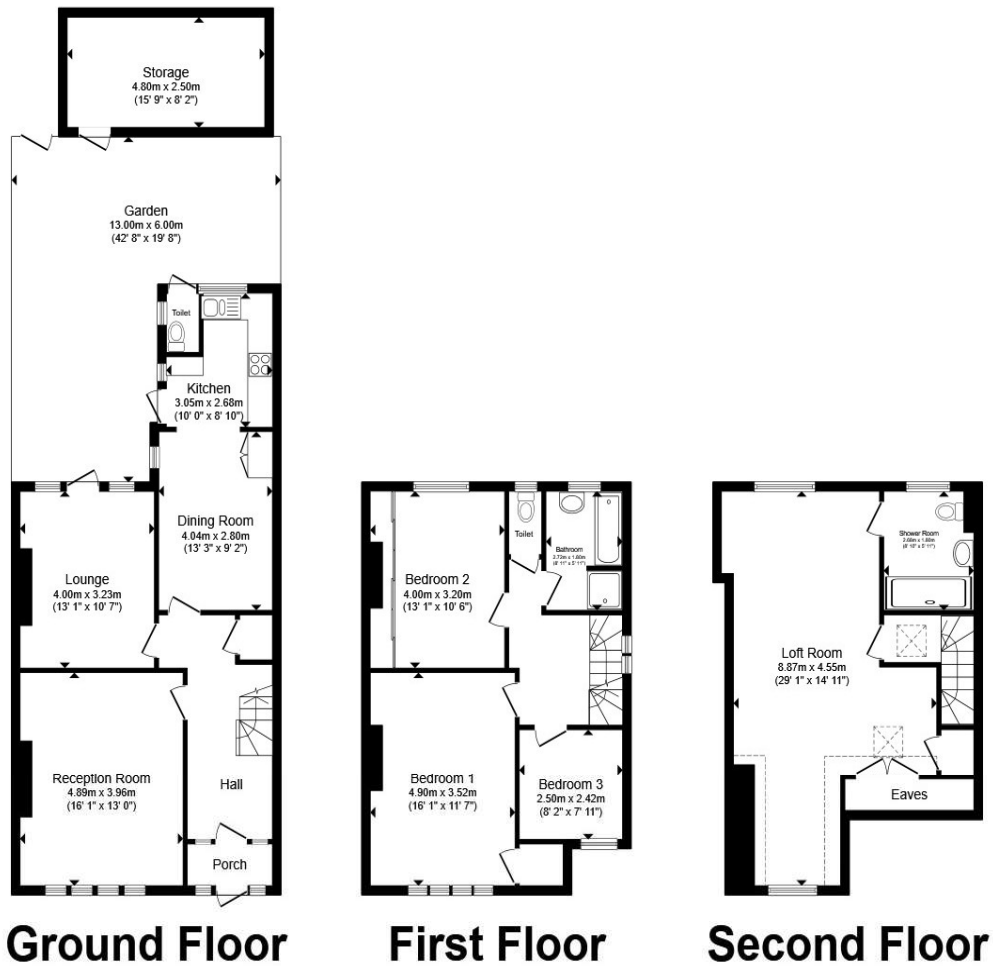
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**Bingham Road, Addiscombe Croydon CR0 7ED**

**welcome to**  
**Bingham Road, Addiscombe Croydon**

A Four Bedroom House in Addiscombe - Loft extension - Off street Parking - A perfect family home.





This spacious four-bedroom mid-terrace home offers flexible accommodation over three floors, with off-street parking for two cars to the front, plus a rear driveway and garage for additional parking or storage.

A welcoming hallway leads to a grand reception room with period ceiling detailing. Beyond is a second reception room with doors to the generous rear garden. To the rear, a dining room opens into the kitchen, also with garden access - ideal for family living.

The first floor offers two double bedrooms with built-in storage, a single bedroom, a family bathroom and separate WC.

The impressive loft extension is in excellent condition, featuring an ensuite shower room and eaves storage. This expansive space would make an ideal principal suite and could even be divided into two rooms if required. The remaining floors are well presented, with scope to update.

Ideally located a short walk from Addiscombe Tram Stop with links to East Croydon, Elmers End and Beckenham. Close to Addiscombe High Street, Dirty Crunch Deli, Anna's Café and Addiscombe Recreation Ground.

Total floor area 179.0 m<sup>2</sup> (1,927 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)



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## Bingham Road, Addiscombe Croydon

- 4 Bedrooms
- 2 Bathrooms
- Off street parking and a garage
- 3 Reception rooms
- Walking distance to Addiscombe High street
- 1927 sq.ft of living space

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in excess of  
**£600,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113342](https://www.barnardmarcus.co.uk/Property/CRY113342)



Property Ref:  
CRY113342 - 0009

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**020 8680 9226**



[Croydon@barnardmarcus.co.uk](mailto:Croydon@barnardmarcus.co.uk)



50 Lower Addiscombe Road, Croydon, Surrey,  
CR0 6AA



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)