

FOLKLANDS



EXETER ROAD, ADDISCOMBE

GUIDE PRICE £400,000









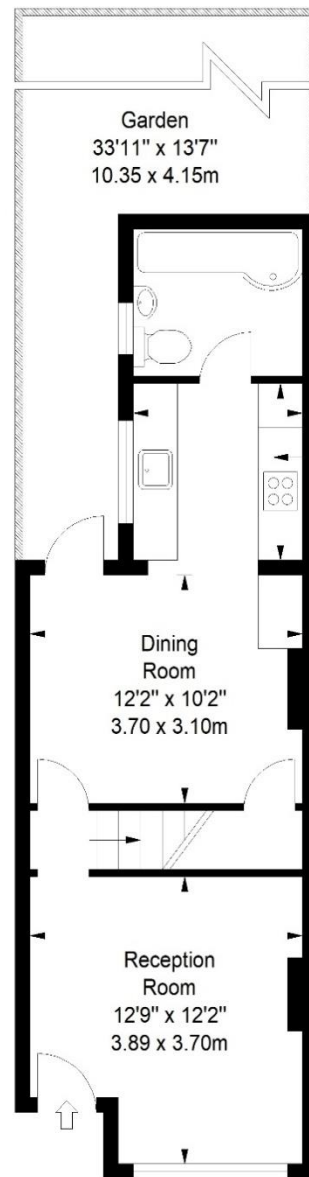




Exeter Road

Approximate Gross Internal Area

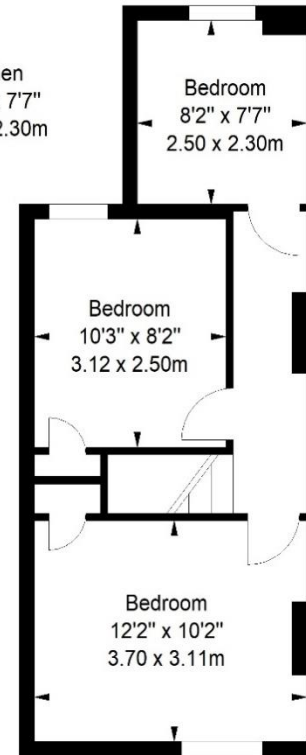
773 sq ft / 71.81 sq m



Ground Floor

Kitchen
7'10" x 7'7"
2.40 x 2.30m

Bedroom
8'2" x 7'7"
2.50 x 2.30m



First Floor

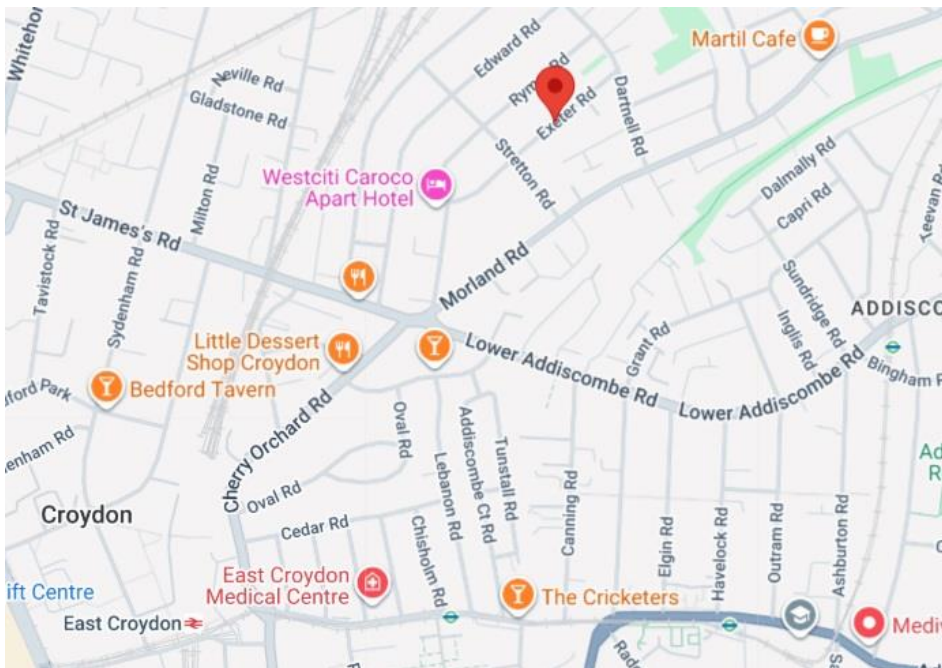
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ SOUTH-EAST FACING REAR GARDEN
- ❖ 0.7 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM THE LOCAL TRAM STOP
- ❖ TWO RECEPTION ROOMS
- ❖ WELL PRESENTED THROUGHOUT
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER D



A well-presented three-bedroom semi-detached house situated within this highly desirable residential road, conveniently located only half a mile from the local Tram stop and 0.7 miles from East Croydon train station. Equally, the property is circa 1 mile from Norwood Junction train & overground station.

This light & airy home benefits from gas central heating, it is fully double glazed and has plantation shutters fitted in the front two windows. Additionally, the house boasts a south-east facing rear garden and has ample loft storage space.

The accommodation comprises three bedrooms, two reception rooms with laminate flooring, a stylish fitted kitchen, and a three-piece ground floor bathroom suite. Externally, the house enjoys a well-maintained rear garden which has a large patio, a newly laid lawn and shrub borders.

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, cafes and supermarkets.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	71 C
39-54	E		
21-38	F		
1-20	G		