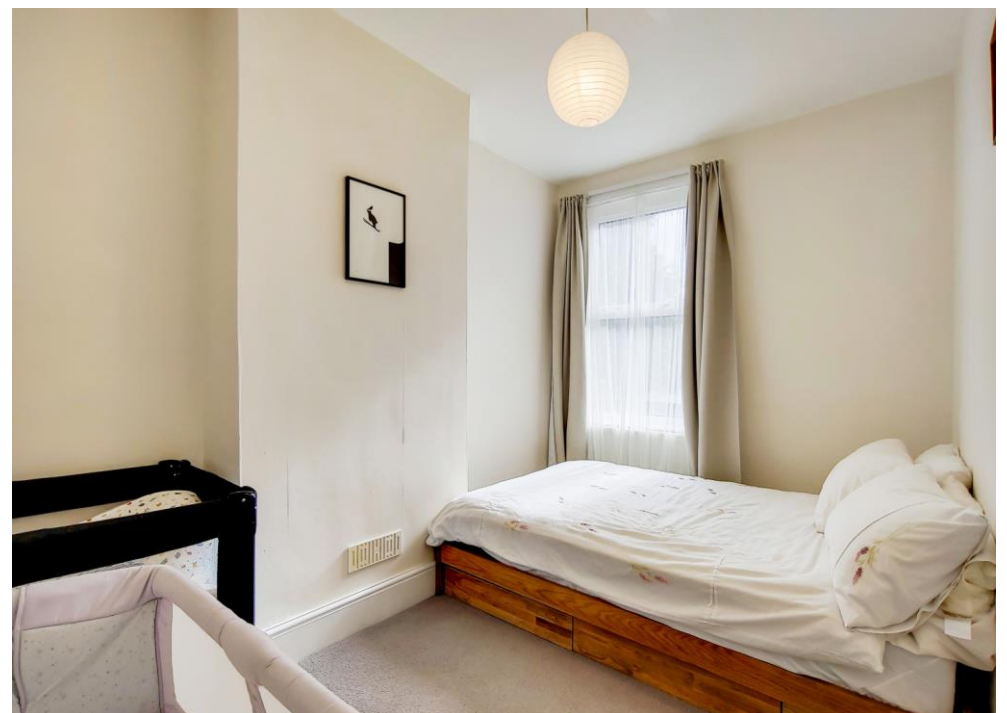


FOLKLANDS

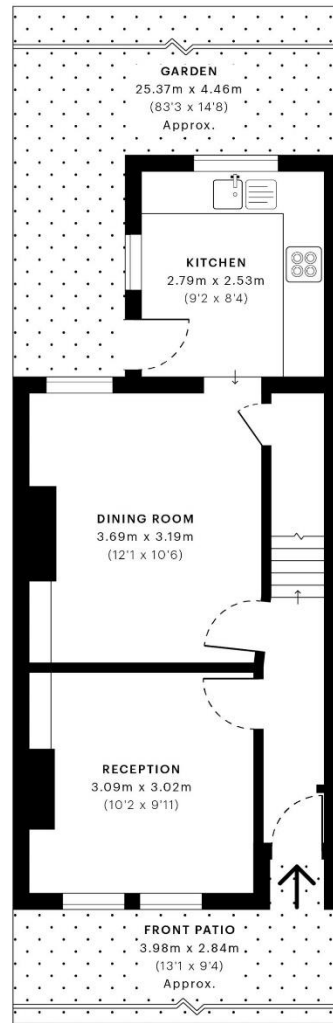
EDWARD ROAD, ADDISCOMBE
GUIDE PRICE £390,000











GROSS INTERNAL AREA (GIA)
The footprint of the property
69.87 sqm / 752.07 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
63.39 sqm / 682.32 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 67.17 sqm / 723.01 sqft
IPMS 3C RESIDENTIAL 63.78 sqm / 686.52 sqft

spec id 5f5a6a552a42c90db8ab64ef

- ❖ TWO BEDROOM TERRACE HOUSE
- ❖ 0.6 MILES FROM ADDISCOMBE TRAM STOP
- ❖ LESS THAN ONE MILE FROM EAST CROYDON TRAIN STATION
- ❖ LARGE 83' SOUTHERLY FACING REAR GARDEN
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ DOUBLE GLAZED THROUGHOUT
- ❖ NEWLY FITTED KITCHEN
- ❖ QUIET RESIDENTIAL ROAD
- ❖ MOMENTS FROM LOCAL SCHOOLS
- ❖ EPC EER D

A superbly presented two double bedroom mid terrace house situated within this quiet residential road, conveniently located 0.6 miles from Addiscombe tram stop and less than one mile from East Croydon train station.

This bright & airy home enjoys excellent décor throughout, is fully double glazed, it has a large loft space that could offer potential for a loft extension (STPP), and benefits from having a new Vaillant combi-boiler fitted in February 2016. Additionally, the present owners had a new kitchen fitted in March 2020.

The accommodation comprises two separate reception rooms, a stylish fitted kitchen, an under-stairs cupboard, two double bedrooms, a large four-piece family bathroom suite with separate shower cubicle, and an insulated loft space. Externally the property boasts an 83' South facing rear garden with patio area, a large lawn, and a hard stand to the rear with a garden shed.

Furthermore, this property sits less than a mile from the popular Box Park complex and the plethora of shops on offer in Croydon town centre, along with being a short walk from Addiscombe high street which boasts a wide range of shops, cafes and supermarkets. In our opinion this property would make an ideal first time buy.

