

# FOLKLANDS



DAVIES CLOSE, ADDISCOMBE

£350,000



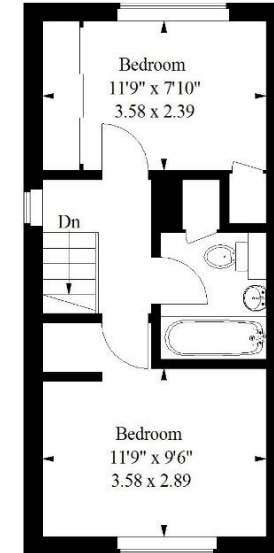
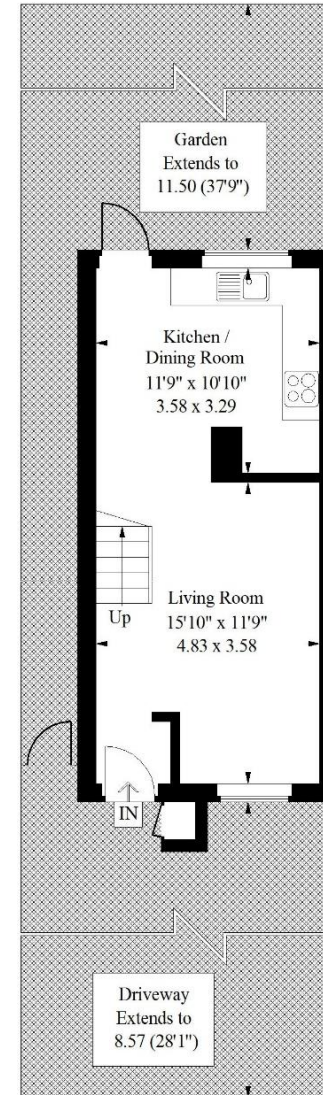






# Davies Close, Croydon

Approximate Gross Internal Area  
60.1 sq m / 647 sq ft



**Ground Floor**  
(Excluding External Cupboard)  
30.2 sq m / 325 sq ft

**First Floor**  
29.9 sq m / 322 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO BEDROOM END-OF-TERRACE HOUSE
- ❖ CHAIN FREE
- ❖ QUIET CUL-DE-SAC SETTING
- ❖ 0.3 MILES FROM THE LOCAL TRAM STOP
- ❖ LARGE OPEN PLAN LIVING ROOM
- ❖ PRIVATE REAR GARDEN & SIDE ACCESS
- ❖ OFF STREET PARKING
- ❖ 0.7 MILES FROM NORWOOD JUNCTION
- ❖ LOFT STORAGE SPACE
- ❖ EPC EER D

**\*\* Chain Free \*\*** A two double bedroom end of terrace house situated within a quiet cul-de-sac in this popular area of Addiscombe, conveniently located only 0.3 miles from the local tram stop, 0.7 miles from Norwood Junction and 1.1 miles from East Croydon train station.

The property benefits from private side access, a well-maintained 37' West facing rear garden, ample loft storage space and off-street parking. In our opinion this property will perfectly suit those looking to add their own mark to a property, and we feel that the house would make an excellent first-time purchase.

The accommodation comprises a master bedroom, bedroom two with built in wardrobes, a three-piece bathroom suite, a large open plan living room, a separate kitchen/dining room and a private rear garden. Externally, there is a garden shed and a handy entrance storage cupboard.

Furthermore, this property sits within a short walk from the open green spaces of both Brickfields Meadows and Ashburton Park and is within close proximity of a number of local schools.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		