

FOLKLANDS

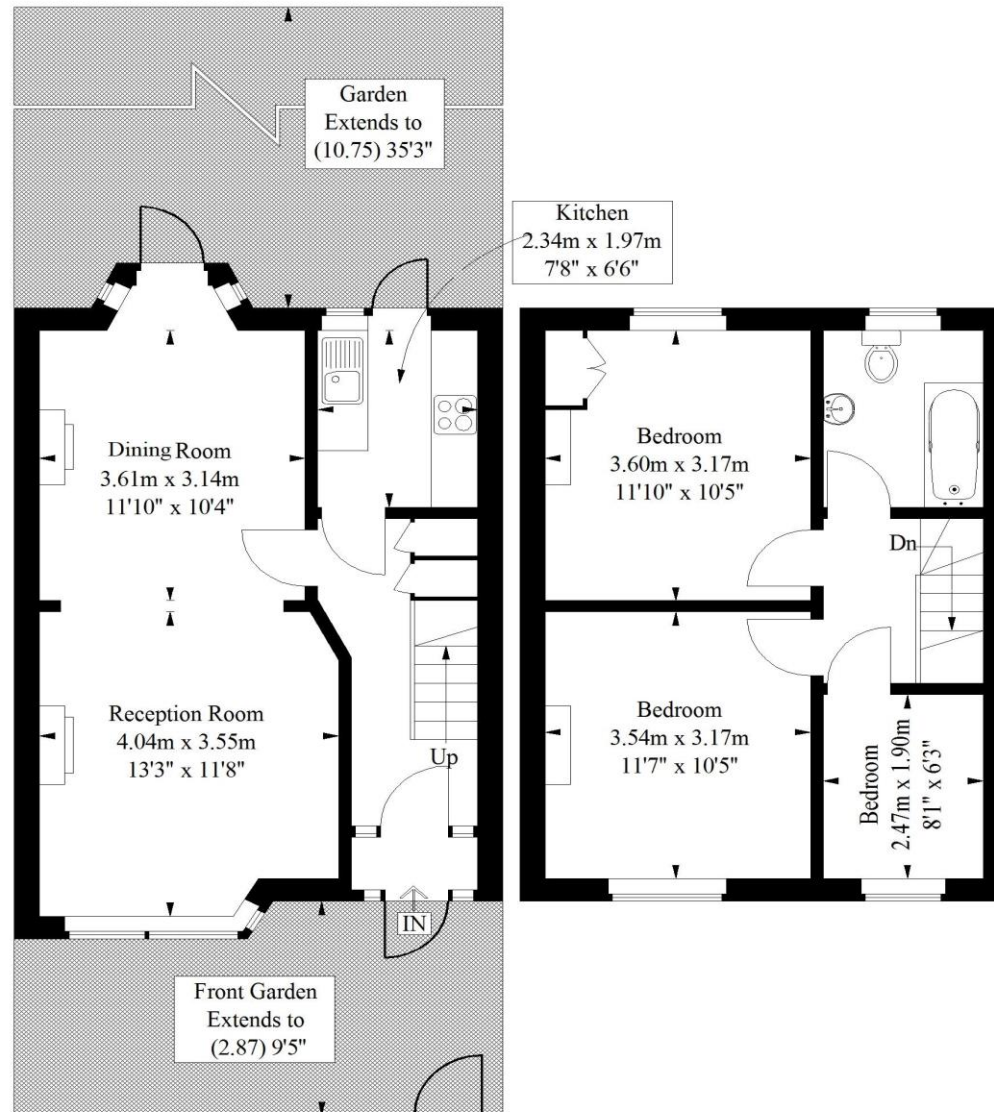
ALDERTON ROAD, ADDISCOMBE
GUIDE PRICE £400,000





Alderton Road, Croydon

Approximate Gross Internal Area = 78.5 sq m / 845 sq ft



Ground Floor = 40.5 sq m / 436 sq ft

First Floor = 38 sq m / 409 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID 375728)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

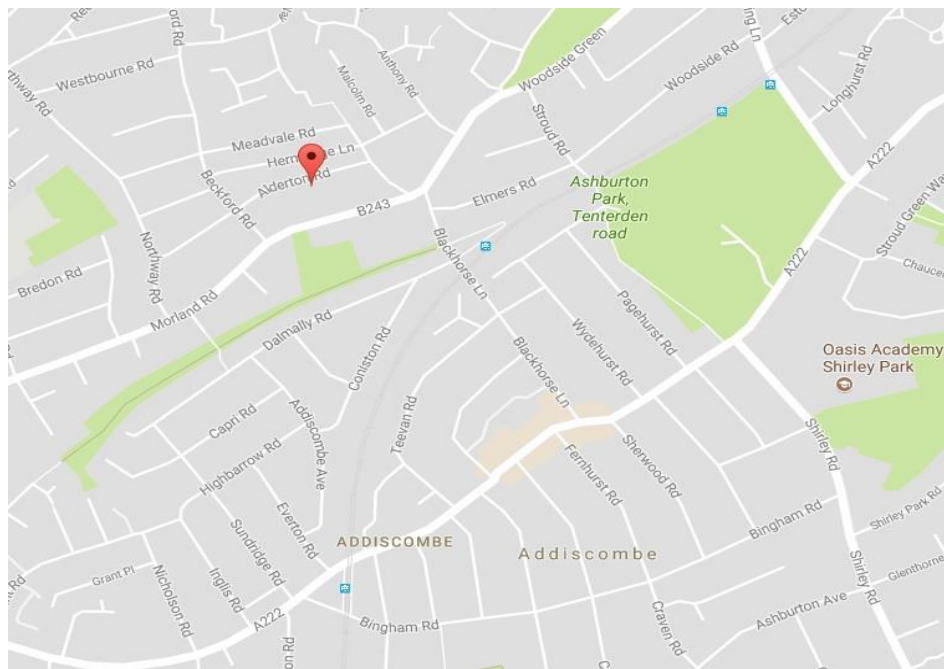
- ❖ EPC EER D
- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ APPROXIMATELY ONE MILE FROM EAST CROYDON STATION
- ❖ SOUTH FACING REAR GARDEN
- ❖ QUIET RESIDENTIAL ROAD
- ❖ CLOSE TO ADDISCOMBE HIGH STREET
- ❖ DOUBLE RECEPTION ROOM
- ❖ LIGHT & AIRY ACCOMMODATION

A particularly well presented three bedroom mid terrace period house, situated within this quiet residential road, conveniently located only 0.2 miles from the local tram stop and circa one mile from East Croydon train station.

This bright & airy home benefits from a well planned 35' southerly facing rear garden, is superbly decorated throughout, enjoys an open plan double reception room and has a large loft space which would provide the future purchaser with potential scope to loft extend (STPP).

The accommodation comprises two double bedrooms, a single bedroom, a modern three piece bathroom suite, ample loft space, a bay fronted living room with feature fire place, a dining room which enjoys a bay window over looking the well maintained rear garden, a porch & entrance hall, and a stylish fitted kitchen.

Furthermore, this property sits moments from Addiscombe High street with its wide range of shops, cafes & supermarkets, and a short walk from the open green spaces of Ashburton Park. Additionally, the property sits within half a mile from a number of well regarded primary schools, including the outstanding rated (ofsted) St. Thomas Becket Catholic Primary school and Oasis Academy Shirley Park. In our opinion this property would make an ideal family home.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient • lower running costs			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D	60	60	
(39 - 54) E			55
(21 - 38) F			
(1 - 20) G			
Not energy efficient • higher running costs			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC