

FOLKLANDS

P Mon - Sat
9 am - 5 pm
Permit holders **E1**
or
Pay at machine
opposite
Display ticket
or
Pay by phone
020 3046 0010
quoting location
19504
Max stay 4 hours

ADDISCOMBE COURT ROAD, EAST CROYDON
GUIDE PRICE £495,000

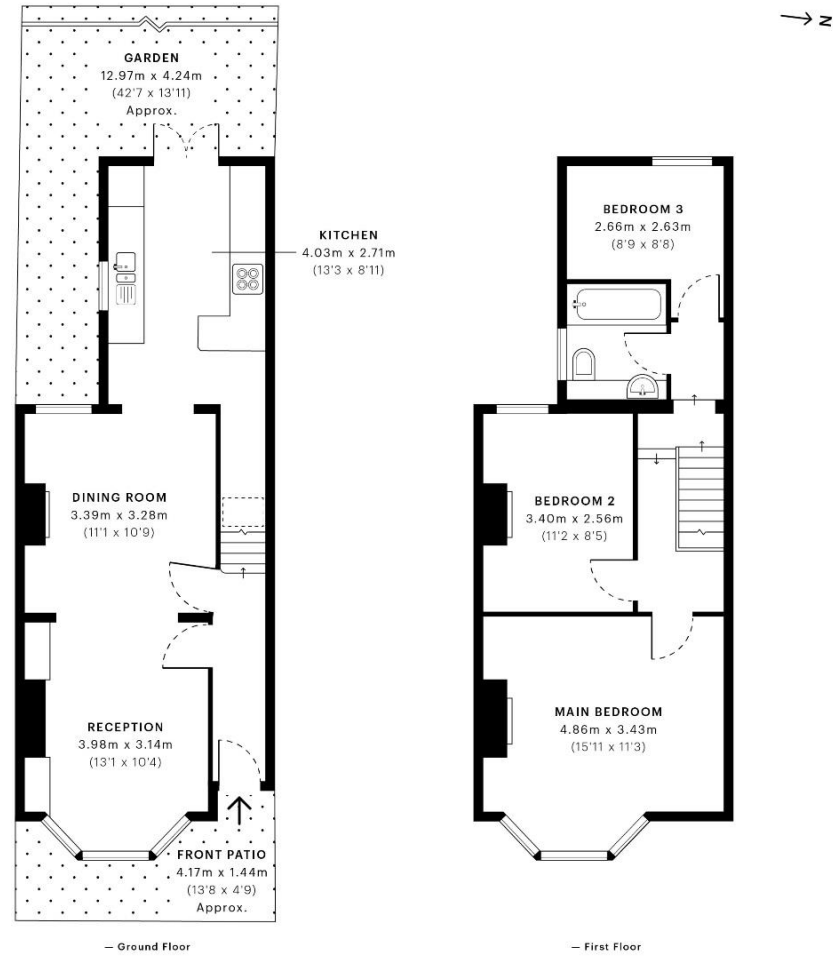












GROSS INTERNAL AREA (GIA)
 The balance of the property
 81.35 sqm / 875.64 sqft

NET INTERNAL AREA (NIA)
 Excludes walls and external features
 Includes any enclosed porches and loggias
 75.02 sqm / 807.92 sqft

EXTERNAL STRUCTURAL FEATURES
 Balconies, carports, pergolas, etc.
 0.00 sqm / 0.00 sqft

STRUCTURAL HEAD HEIGHT
 Limited to a maximum of 2.8m
 5.02 sqm / 53.96 sqft



Spec verified floor plans are produced in accordance with:
 Royal Institution of Chartered Surveyors' Property Measurement Standards.
 Pitches 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 measurement captured in the scan.

IPMS 3000/3000/3000 70.52 sqm / 759.95 sqft
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SPEC ID: 563f0cb6839962e0de7d2073d

- ❖ THREE BEDROOMS - PERIOD TERRACE HOUSE
- ❖ CHAIN FREE
- ❖ SCOPE TO LOFT EXTEND (PERMISSION GRANTED IN 2021)
- ❖ PRIVATE WEST FACING REAR GARDEN
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ NEWLY DECORATED
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ MOMENTS FROM LEBANON ROAD TRAM STOP
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ EPC EER D

**** Chain Free **** A well-presented three-bedroom period terrace house situated within this popular residential road, conveniently located only 0.4 miles from East Croydon train station and moments from Lebanon Road Tram stop.

This bright & spacious home benefits from gas central heating, all of the windows in the house are double glazed (Including the patio doors), and the property has been newly decorated throughout. Additionally, the front of the house has fitted window shutters, there are several feature fireplaces fitted throughout the principal rooms and there are stripped wooden doors throughout the house.

The accommodation comprises a bay-fronted main bedroom, two further bedrooms, a stylish three-piece first floor bathroom, a large loft space (with permission to convert granted in 2021), an open plan lounge/dining room with fitted cabinets, a large fitted kitchen with access to the under stairs storage, and a landscaped rear garden with a stone patio, lawned area & excellent fencing.

Furthermore, this property sits a short distance away from a wide range of local shops, it is approximately half a mile from Croydon town centre & the highly acclaimed Box Park complex and is nearby the beautiful green spaces of Lloyd Park & Park Hill Park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		