

FOLKLANDS



FORGE MEWS, ADDINGTON VILLAGE
GUIDE PRICE £400,000



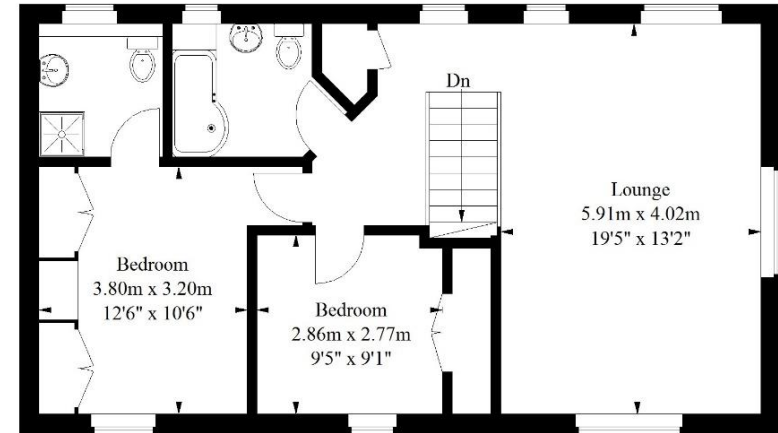






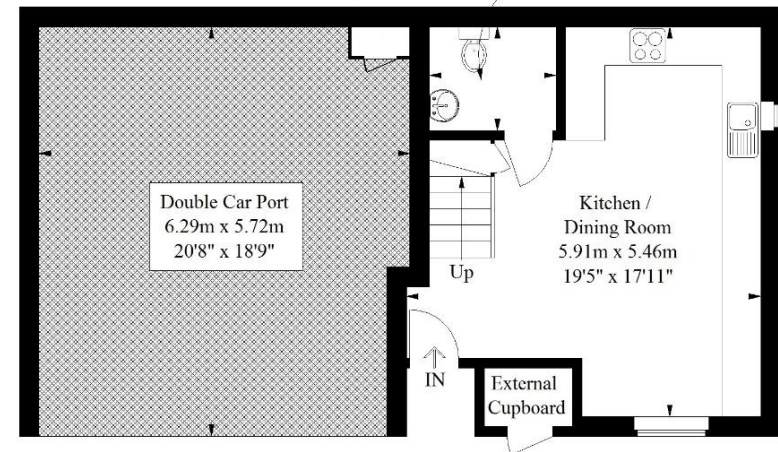
Forge Mews, Addington Village

Approximate Gross Internal Area
(Excluding Double Car Port / Including External Cupboard)
97.6 sq m / 1051 sq ft



First Floor = 66.6 sq m / 717 sq ft

Utility /
WC
1.94m x 1.61m
6'4" x 5'3"



Ground Floor = 31 sq m / 334 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 476712)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ TWO BEDROOM SEMI-DETACHED MEWS HOUSE
- ❖ FREEHOLD
- ❖ COVERED PARKING FOR TWO CARS
- ❖ COURTYARD SETTING
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ 19' X 13' LIVING ROOM
- ❖ LARGE KITCHEN/ DINING ROOM
- ❖ EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM
- ❖ DOWNSTAIRS WC/ UTILITY ROOM

A particularly well presented two double bedroom semi-detached mews house, situated within this quaint courtyard setting in the heart of the historic Addington Village, conveniently located only 0.2 miles from the local tram stop which provides a frequent service to East Croydon train station, with a journey time of 16 minutes.

This bright & airy property benefits from two covered parking spaces with further visitors spaces available, a particularly large open plan kitchen/ dining room, a down stairs WC/ utility room, access to ample loft space with a pull down ladder, and whilst being well decorated throughout we feel that this property would make a wonderful home.

The accommodation comprises master bedroom with a full range of fitted wardrobes & an en-suite shower room, a second smaller double bedroom with a fitted double wardrobe, a three piece family bathroom, a 19' x 13' triple aspect living room and a contemporary fitted kitchen/ dining room with ample space for a large dining table.

Furthermore, this property sits moments away from the open green spaces of Spring Park, a short drive to the plethora of shops, cafes and restaurants on both Selsdon & West Wickham high streets and within easy reach of a number of well-regarded Golf Clubs.

