

FOLKLANDS



LAURIER ROAD, ADDISCOMBE
GUIDE PRICE £300,000





A white toilet with a matching tank, positioned against the wall on the left side of the room.

A window with white horizontal blinds, framed by bright pink curtains and a matching valance.

A white bidet with a chrome faucet, located between the toilet and the sink.

A white pedestal sink with a chrome faucet and handles, mounted on a tiled wall.

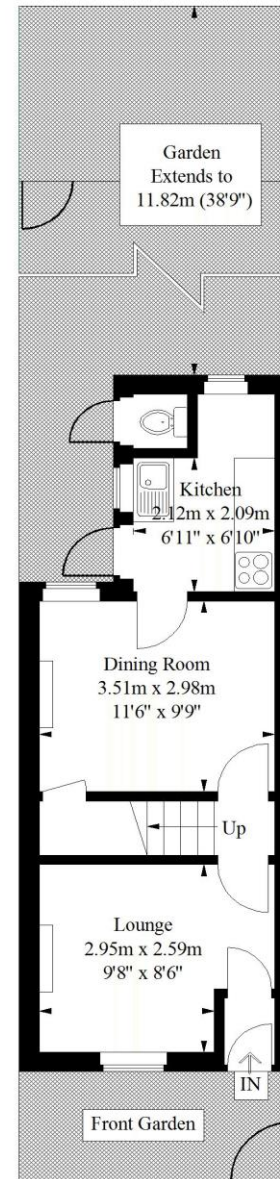
A white medicine cabinet with a mirror and a shelf, mounted on the wall above the sink.

A metal handrail with three horizontal bars, installed on the wall for accessibility.

A white bathtub with a built-in ledge and a glass panel on the left side.



Laurier Road, Croydon



**Ground Floor
(Excluding WC)**
31 sq m / 334 sq ft

Approximate Gross Internal Area
62.7 sq m / 675 sq ft
WC = 0.8 sq m / 9 sq ft
Total = 63.5 sq m / 684 sq ft



First Floor
31.7 sq m / 341 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.
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INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER E
- ❖ TWO BEDROOM TERRACE HOUSE
- ❖ REQUIRES FULL RENOVATION
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ 0.9 MILES FROM EAST CROYDON STATION
- ❖ 0.4 MILES FROM THE LOCAL TRAM STOP
- ❖ 38' SOUTH EAST FACING REAR GARDEN
- ❖ TWO RECEPTION ROOMS
- ❖ POPULAR ADDISCOMBE AREA OF CROYDON
- ❖ CLOSE TO LOCAL SCHOOLS

A two double bedroom mid-terrace house situated in this quiet residential cul-de-sac, conveniently located 0.9 miles from East Croydon train station and 0.4 miles from the local tram stop.

Requiring a full refurbishment this property offers excellent potential to make your own, with ample scope to extend (STPP).

The accommodation comprises two double bedrooms, a spacious five piece bathroom suite, ample loft space, two separate reception rooms, a kitchen with pantry cupboard, an external WC and a private 38' South East facing rear garden.

Furthermore, this property sits within close proximity to a number of local schools, and is within walking distance to the open green spaces of Ashburton Park.

