

FOLKLANDS



VINCENT ROAD, ADDISCOMBE
GUIDE PRICE £500,000









Vincent Road, Croydon

Approximate Gross Internal Area
(Excluding Eaves Storage / Void)
151.5 sq m / 1631 sq ft



Ground Floor
73.2 sq m / 788 sq ft

First Floor
(Excluding Void)
65.1 sq m / 701 sq ft

Second Floor
(Excluding Eaves Storage)
13.2 sq m / 142 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID472480)

- ❖ EPC EER E
- ❖ HALLS ADJOINING SEMI-DETACHED HOUSE
- ❖ FOUR DOUBLE BEDROOMS
- ❖ THREE RECEPTION ROOMS
- ❖ REQUIRES A FULL REFURBISHMENT
- ❖ 64' WESTERLY FACING REAR GARDEN
- ❖ OFF STREET PARKING FOR TWO CARS
- ❖ 0.5 MILES FROM THE LOCAL TRAM STOP
- ❖ 0.7 MILES FROM EAST CROYDON TRAIN STATION
- ❖ ARRANGED OVER THREE STOREYS

A four double bedroom halls adjoining semi-detached house situated within this popular residential road, conveniently located only 0.7 miles from East Croydon train station and 0.5 miles from the local tram stop.

This spacious home which offers over 1600 sqft of floor space is an ideal purchase for those looking to fully refurbish a home, and therefore making it their own. Arranged over three floors, this property benefits from off street parking for two cars, private side access, high ceilings and boasts a 64' westerly facing rear garden.

The accommodation comprises a 19' full width master bedroom, three further double bedrooms, a family bathroom & separate WC, a spacious bay fronted living room with interconnecting doors to the dining room, a rear reception room opening onto the private rear garden, a separate kitchen, and a down stairs WC.

Furthermore, this property sits a short distance from a range of local conveniences including the co-op supermarket, moments from a number of frequent bus routes, and within reach of the open green spaces of Ashburton Park.

