



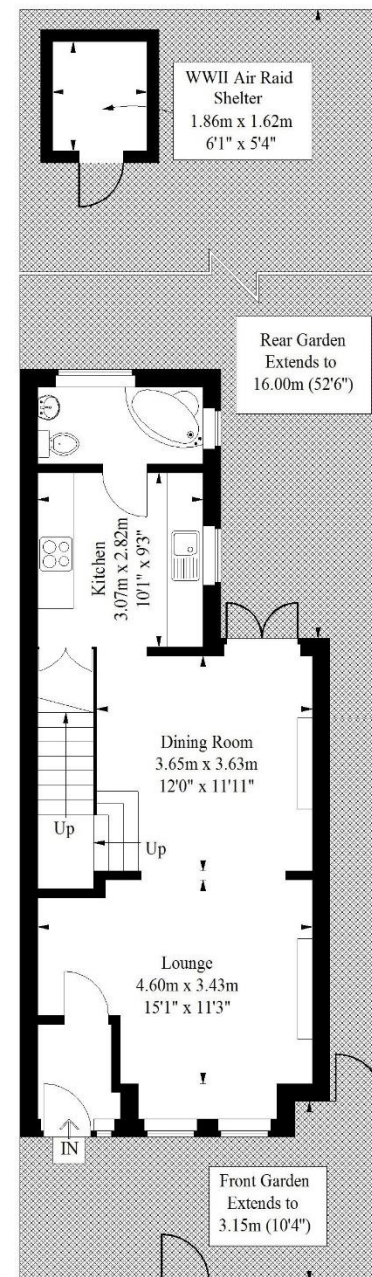
FOLKLANDS

CAPRI ROAD, ADDISCOMBE
GUIDE PRICE £430,000





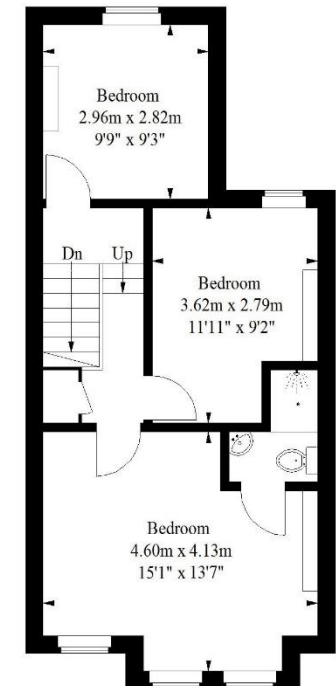




Ground Floor = 49.3 sq m / 531 sq ft

Capri Road, Addiscombe

Approximate Gross Internal Area
93.1 sq m / 1002 sq ft
Shelter = 3 sq m / 32 sq ft
Total = 96.1 sq m / 1034 sq ft



First Floor = 43.8 sq m / 471 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 D
- ❖ THREE DOUBLE BEDROOM END OF TERRACE HOUSE
- ❖ SOUTHERLY FACING REAR GARDEN
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ EN-SUITE SHOWER ROOM
- ❖ MOMENTS FROM ADDISCOMBE HIGH STREET
- ❖ FULLY DOUBLE GLAZED
- ❖ OVER 1000 SQFT OF FLOOR SPACE
- ❖ ORIGINAL WWII AIR RAID SHELTER IN THE GARDEN



A three double bedroom end of terrace house situated in this popular residential road in the heart of Addiscombe, conveniently located only 0.2 miles from the local tram stop and approximately one mile from East Croydon train station.

This spacious home boasts over 1000 sqft of floor space, is fully double glazed and benefits from a Southerly facing rear garden, gated side access, an en-suite shower room to the master bedroom, and with a large loft space has scope to loft extend (STPP).

The accommodation comprises three double bedrooms, an en-suite shower room, a large double reception room, ample under-stairs storage, a fitted kitchen, a three piece bathroom suite and a Southerly facing rear garden which features an original WWII air raid shelter.

Furthermore, this property sits moments away from the wide range of shops, cafes & restaurants in Addiscombe, and a short walk away from the open green spaces of Ashburton Park. In our opinion this property would make a wonderful family home.

