





















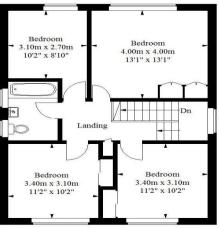




Spout Hill, Croydon



Approximate Gross Internal Area 138.2 sq m / 1488 sq ft Garage = 16.7 sq m / 180 sq ft Total = 154.9 sq m / 1668 sq ft



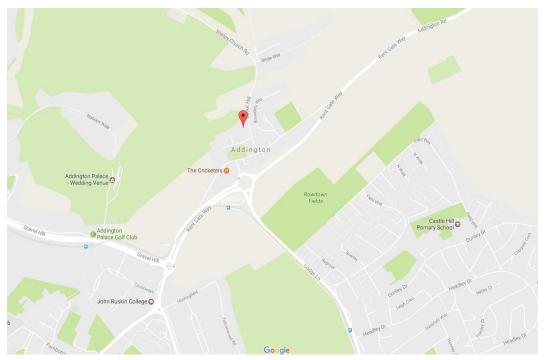
First Floor 65.1sq m / 701 sq ft

Ground Floor = 73.1 sq m / 787 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID 306877)

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- **&** EPC EER D
- ***** DETACHED HOUSE
- ❖ LARGE SOUTH/ WEST FACING REAR GARDEN
- DRIVEWAY & CAR PORT
- LARGE GARAGE
- * AMPLE SCOPE TO EXTEND (STPP)
- SUPERBLY MAINTAINED
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ POPULAR RESIDENTIAL LOCATION
- ❖ 22' LIVING ROOM WHICH OPENS DIRECTLY ON TO THE GARDEN



A well maintained four double bedroom modern detached home, situated within this popular residential area in Addington Village, only 0.2 miles from the local tram stop.

This spacious home boasts light & airy rooms, a large South/ West facing lawned garden, a driveway & car port, a private garage, side access on both sides of the house and is nicely set back from the road. The property also benefits from ample scope to extend both to the side and rear (STPP).

The accommodation comprises four well-proportioned double bedrooms, a smartly fitted family bathroom suite, a large boarded loft space, down stairs WC, separate dining room, a spacious entrance hall, 22' living room with sliding doors leading onto the secluded rear garden and a stylish fitted kitchen/ breakfast room.

Furthermore, this property sits within a short distance of a number of prestigious golf courses, a range of local amenities and less than a mile from a number of well-regarded local primary schools.

Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (1-20) G Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home

The higher the rating the lower your fuel bills are likely to be

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 207	O
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 171	0
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 54	0