

FOLKLANDS



SPOUT HILL, ADDINGTON VILLAGE
GUIDE PRICE £635,000



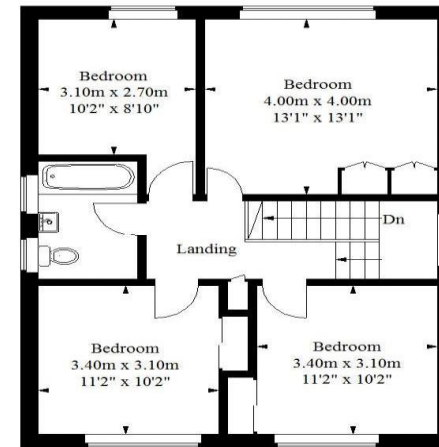




Spout Hill, Croydon



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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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

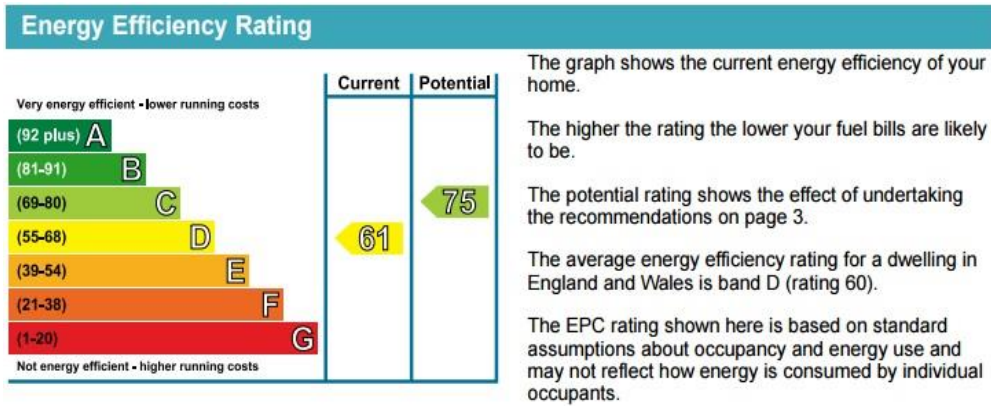
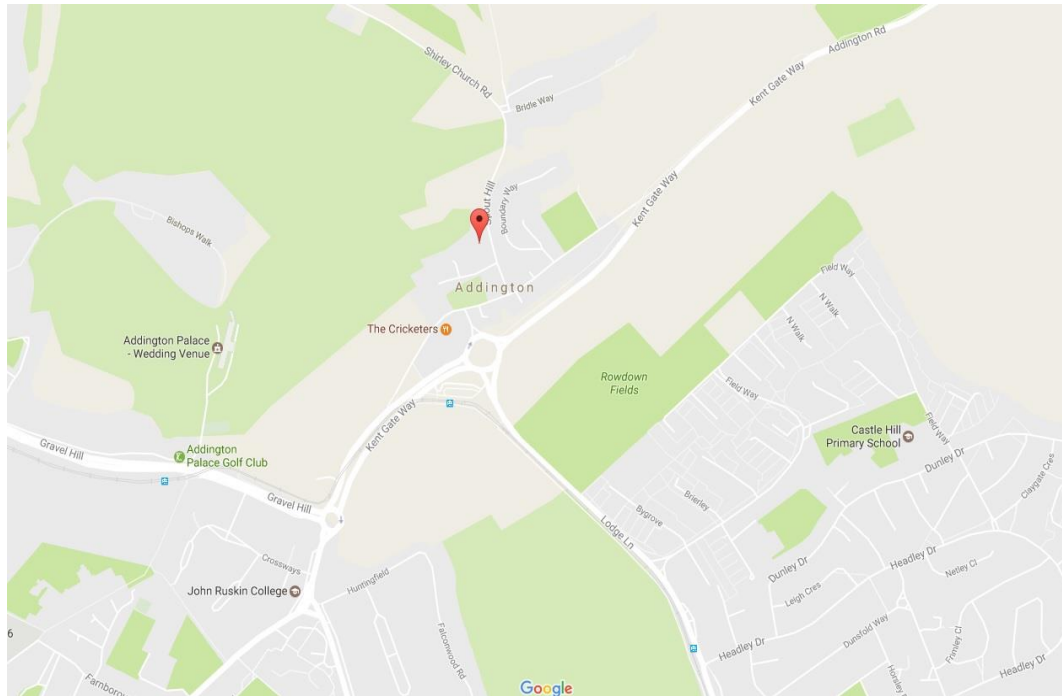
- ❖ EPC EER D
- ❖ DETACHED HOUSE
- ❖ LARGE SOUTH/ WEST FACING REAR GARDEN
- ❖ DRIVEWAY & CAR PORT
- ❖ LARGE GARAGE
- ❖ AMPLE SCOPE TO EXTEND (STPP)
- ❖ SUPERBLY MAINTAINED
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ POPULAR RESIDENTIAL LOCATION
- ❖ 22' LIVING ROOM WHICH OPENS DIRECTLY ON TO THE GARDEN

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.



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	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 171	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 54	✓