

FOLKLANDS



ADDINGTON ROAD, SELSDON
GUIDE PRICE £425,000











GROSS INTERNAL AREA (GIA)
The footprint of the property
108.20 sqm / 1164.66 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
101.16 sqm / 1088.88 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 106.82 sqm / 1149.80 sqft
IPMS 3C RESIDENTIAL 103.02 sqm / 1108.90 sqft

SPEC ID 5f1edc364628350a3881ad69

- ❖ THREE BEDROOM
- ❖ END OF TERRACE HOUSE
- ❖ IMMACULATLY PRESENTED
- ❖ BEAUTIFUL 21' X 16' EXTENDED KITCHEN/ FAMILY ROOM
- ❖ 105' AMAZING REAR GARDEN
- ❖ TWO BATHROOMS
- ❖ SET BACK FROM THE ROAD
- ❖ HIGHLY CONVENIENT LOCATION
- ❖ LARGE GARDEN CABIN & ENTERTAINMENT DECK
- ❖ EPC EER D



A superbly presented three bedroom end-of-terrace house situated within this secluded position set back from the road, and conveniently located moments away from the local bus stop (Routes 64 and 359) which provide direct routes to East & West Croydon train stations, Purley town centre, and the local tram stop.

This bright & spacious home has been very tastefully updated by the current owners and boasts an extended kitchen/ family room, a wonderful landscaped rear garden with entertainment deck, garden cabin, and a down-stairs shower room with utility space & WC.

The accommodation comprises a bay fronted master bedroom, a second bedroom with a full range of fitted wardrobes, a single bedroom with a fitted wardrobe, a stylish family bathroom suite, ample loft space, a separate living room, and a 21' x 16' kitchen/family room with bi-folding doors, and a beautifully designed contemporary fitted kitchen with central island. Externally the property benefits from side access, a garden patio, a large lawned area, and the recently developed entertainment deck. The garden cabin makes for an ideal home gym, office or playroom for the children.

Furthermore, the property sits moments away from the wide range of shops, cafe's and restaurants on Selsdon High street, and within an easy reach of several well regarded primary and secondary schools. In our opinion this property would make an excellent home for a young couple or family to expand in.

