

FOLKLANDS



DALMALLY ROAD, ADDISCOMBE

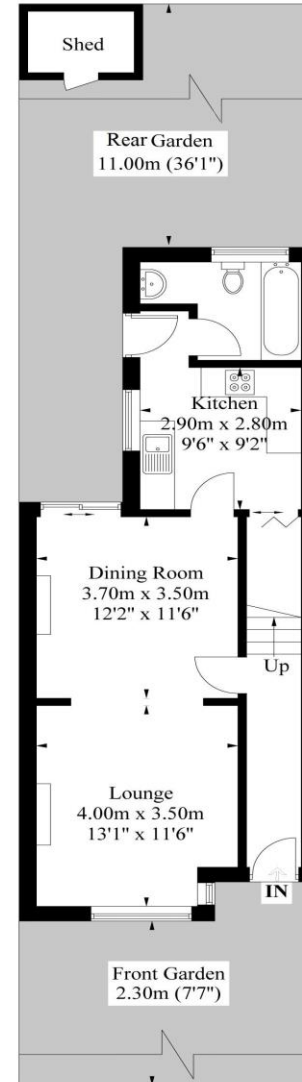
GUIDE PRICE £425,000



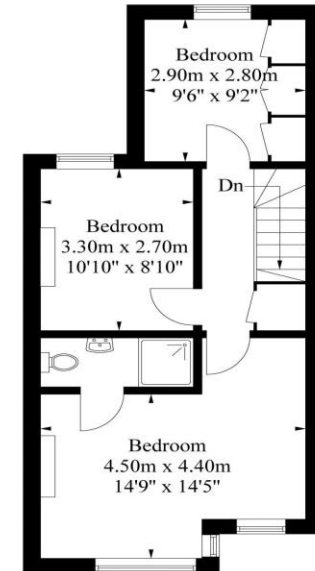


Dalmally Road, Addiscombe

Approximate Gross Internal Area = 93.9 sq m / 1010 sq ft
(Excluding Shed)



Ground Floor
50.2 sq m / 540 sq ft



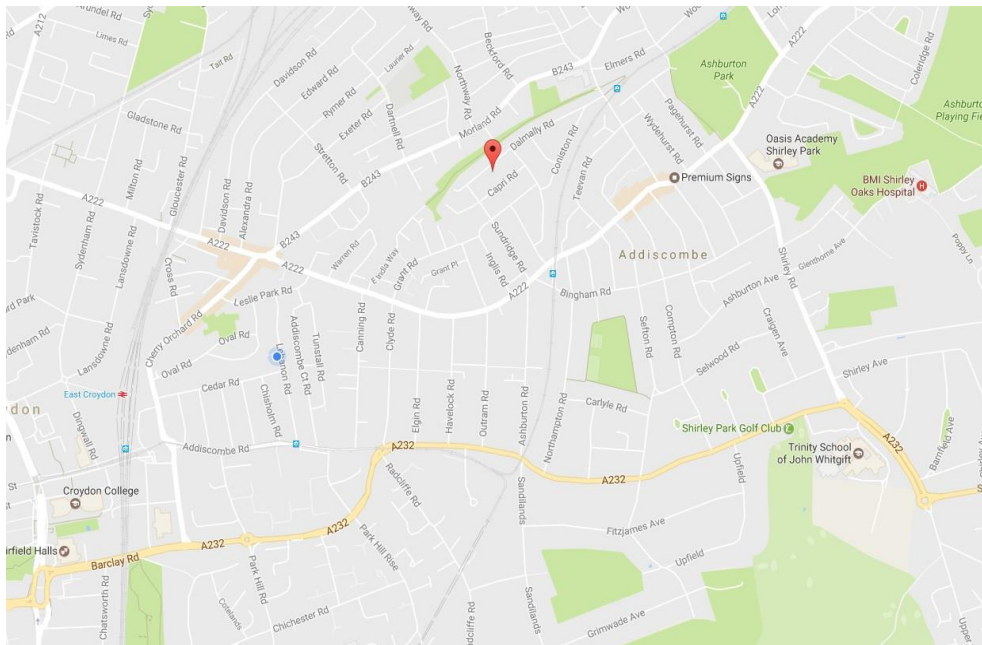
First Floor
43.7 sq m / 470 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID 318739)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ 0.2 MILES FROM ADDISCOMBE TRAM STOP
- ❖ ONE MILE FROM EAST CROYDON TRAIN STATION
- ❖ SOUTH EAST FACING REAR GARDEN
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ STYLISH FITTED KITCHEN
- ❖ EN-SUITE SHOWER ROOM
- ❖ WELL PRESENTED THROUGHOUT

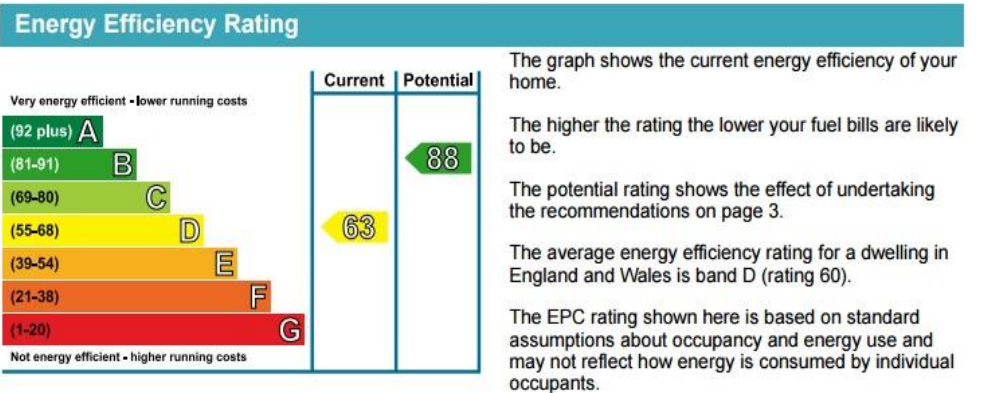


A well presented three bedroom terrace house situated within this popular residential road, conveniently located 0.2 miles from the local tram stop and approximately one mile from East Croydon train station.

This bright & airy home enjoys good decor throughout, boasts in excess of 1000 sqft of floor space, offers scope to loft extend (stpp) and benefits from a 36' South East facing rear garden.

The accommodation comprises master bedroom with an en-suite shower room, two further bedrooms, large loft space, an open plan lounge/ dining room, a newly fitted kitchen, under stairs storage cupboard and a modern three piece white bathroom suite.

Furthermore, the property sits moments from the open green spaces of Ashburton Park, a wide variety of local shops on Addiscombe high street and is less than half a mile from a number of local primary schools, including the outstanding rated Oasis Academy Shirley Park and St Thomas Becket Catholic Primary school.



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 Increase loft insulation to 270 mm	£100 - £350	£ 90	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 582	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 96	✓

THESE DETAILS HAVE BEEN PREPARED AND ISSUED IN FAITH AND DO NOT CONSTITUTE REPRESENTATION OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. PLEASE NOTE THAT WE HAVE NOT CARRIED OUT A SURVEY OF THE PROPERTY, NOR HAVE WE TESTED ANY OF THE SERVICES OR APPLIANCES.