

# FOLKLANDS

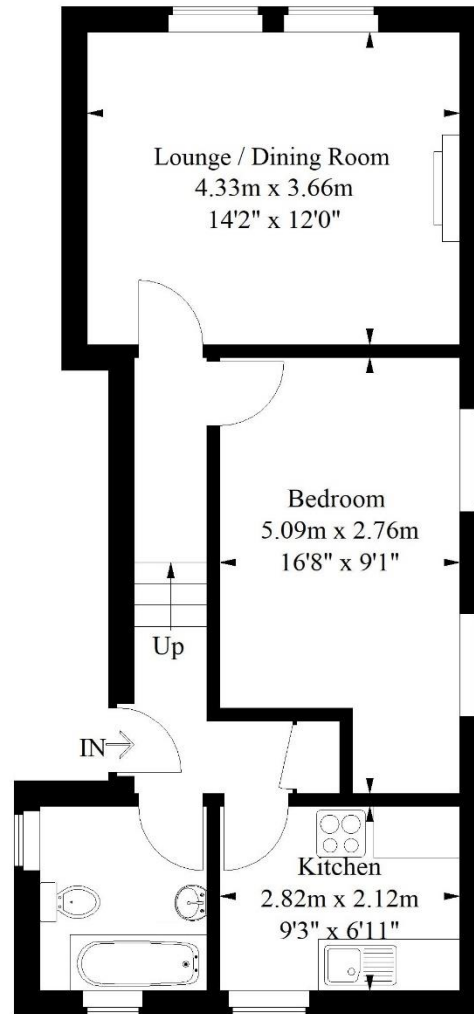


CANNING ROAD, ADDISCOMBE  
GUIDE PRICE £260,000



# Canning Road, Addiscombe

Approximate Gross Internal Area  
47.1 sq m / 507 sq ft



## First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ FIRST FLOOR CONVERSION FLAT
- ❖ SHARE OF FREEHOLD
- ❖ ALLOCATED OFF ROAD PARKING
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ LARGE DOUBLE BEDROOM
- ❖ IDEAL FIRST TIME BUY
- ❖ LOFT STORAGE SPACE

A one double bedroom first floor conversion flat situated within this popular residential road, conveniently located only 0.2 miles from the local tram stop and half a mile from East Croydon train station.

This bright & airy property benefits from a share of freehold, an allocated parking bay, access to a large loft space, and a number of period features.

The accommodation comprises one large double bedroom, a spacious lounge/ dining room with a beautiful feature fireplace, a separate kitchen and a three piece bathroom suite.

Furthermore, this property sits moments from an array of local conveniences, less than 100m to the local bus stop, and a short distance to shops, cafes and boutiques on Addiscombe high street. In our opinion this property would make an ideal first time buy.

