

FOLKLANDS

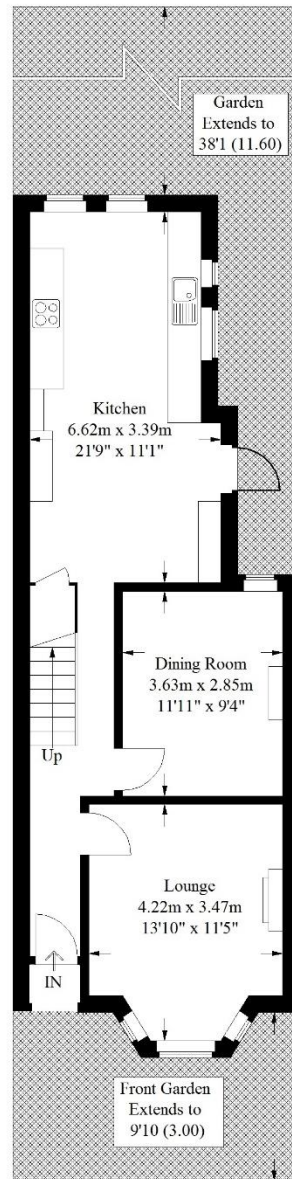


DAVIDSON ROAD, ADDISCOMBE
GUIDE PRICE £450,000

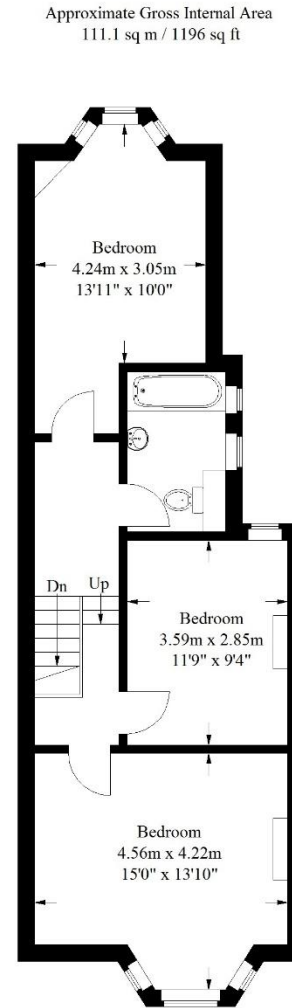




Davidson Road, Croydon



Ground Floor
54.9 sq m / 591 sq ft



First Floor
56.2 sq m / 605 sq ft

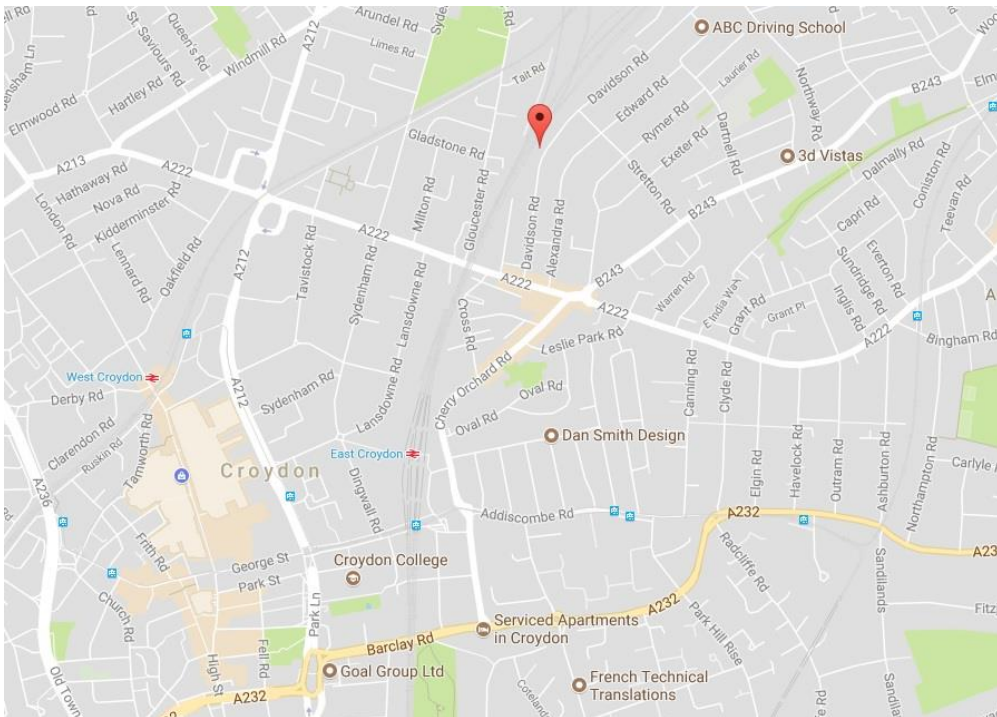
Approximate Gross Internal Area
111.1 sq m / 1196 sq ft

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

- ❖ EPC EER E
- ❖ HALLS ADJOINING SEMI-DETACHED HOUSE
- ❖ 1196 SQFT OF FLOOR SPACE
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ NO ONWARD CHAIN
- ❖ 0.7 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 21' KITCHEN/ DINING ROOM
- ❖ WESTERLY FACING REAR GARDEN
- ❖ TWO SEPARATE RECEPTION ROOMS
- ❖ CLOSE TO LOCAL SCHOOLS



**** Chain Free **** A well-presented three double bedroom halls- adjoining semi detached house situated within the popular Addiscombe area of Croydon, conveniently located approximately 0.7 miles from East Croydon train station and less than one mile from Croydon town centre with its plethora of shops.

This spacious home boasts 1196 SQFT of floor space, a 21' kitchen/ breakfast room, a Westerly facing rear garden, scope to loft extend (STPP), and benefits from the unique advantage of having three naturally well-proportioned bedrooms.

The accommodation comprises master bedroom with bay window, two further double bedrooms, a modern family bathroom suite, large loft space, a bay fronted living room with feature fireplace, separate dining room, and a stylish kitchen/ breakfast room with door leading onto the private rear garden which is mainly laid to lawn.

Furthermore, this property sits within close proximity of a range of local shops, cafe's & restaurants and benefits from being a short distance from a number of well-regarded primary schools. In our opinion this property would make a wonderful family home.

