

FOLKLANDS



LAURIER ROAD, ADDISCOMBE
GUIDE PRICE £425,000















GROSS INTERNAL AREA (GIA)
The footprint of the property
76.68 sqm / 825.38 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head height
69.74 sqm / 750.68 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.12 sqm / 1.29 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 73.87 sqm / 795.13 sqft
IPMS 3C RESIDENTIAL 70.51 sqm / 758.96 sqft

SPEC ID: 60705b89a4c0b00dc2e4aa98

- ❖ TWO DOUBLE BEDROOM - END OF TERRACE HOUSE
- ❖ BEAUTIFULLY RENOVATED BY THE PRESENT OWNERS
- ❖ STYLISH EXTENDED KITCHEN
- ❖ SOUTH EAST FACING REAR GARDEN
- ❖ FOUR PIECE FIRST FLOOR BATHROOM
- ❖ 0.9 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.8 MILES FROM NORWOOD JUNCTION
- ❖ 0.4 MILES FROM THE LOCAL TRAM STOP
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ EPC EER D



A superbly presented two double bedroom end-of-terrace house situated within this quiet cul-de-sac, conveniently located 0.8 miles from Norwood Junction, 0.9 miles from East Croydon train station and 0.4 miles from the local tram stop.

Having undergone a substantial renovation in recent years, this stylish home boasts a 17' extended kitchen, has a landscaped South-East facing rear garden, and side access. Internally the house enjoys excellent décor throughout and with a large loft space there is scope to loft-extend (STPP).

The accommodation comprises two double bedrooms each with a fitted wardrobe cupboard, a stylish four-piece bathroom suite, a separate living room with feature fireplace, a full-width dining room with under-stairs cupboard, a contemporary fitted kitchen with ample work surface & storage space, and a low-maintenance rear garden with a sizeable patio, grass lawn, side gate & large shed.

Furthermore, this property sits less than a mile from the popular Box Park complex and the plethora of shops on offer in Croydon town centre, along with being a short walk from Addiscombe high street which boasts a wide range of shops, cafes and supermarkets. In our opinion this property would make an ideal first time buy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		