

FOLKLANDS



AMBERLEY GROVE, ADDISCOMBE
GUIDE PRICE £439,950



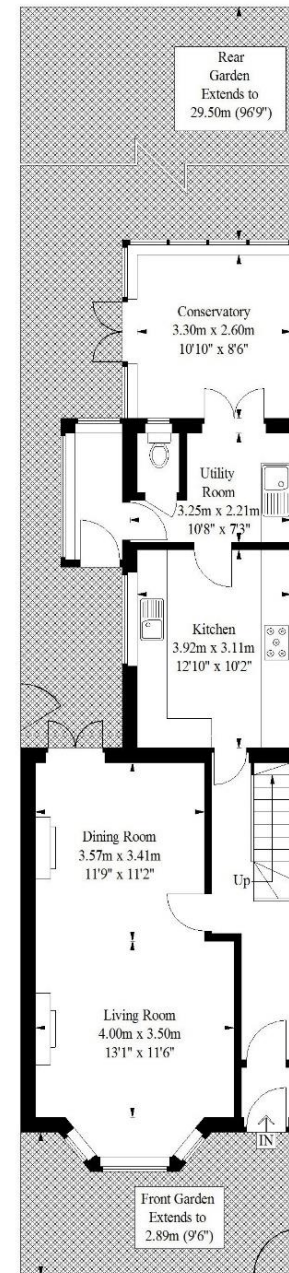




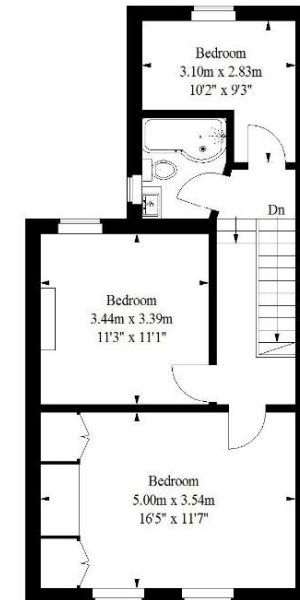


Amberley Grove, Addiscombe

Approximate Gross Internal Area
124.3 sq m / 1338 sq ft



Ground Floor = 74.2 sq m / 799 sq ft



First Floor = 50.1 sq m / 539 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
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- ❖ EPC EER D
- ❖ NO ONWARD CHAIN
- ❖ THREE BEDROOM END OF TERRACE HOUSE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 96' SOUTH WEST FACING REAR GARDEN
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ 0.8 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.3 MILES FROM THE LOCAL TRAM STOP
- ❖ UTILITY ROOM & DOWNS STAIRS WC
- ❖ CONSERVATORY EXTENDED



A well presented three bedroom end-of-terrace house situated within this quiet cul-de-sac, conveniently located only 0.8 miles from East Croydon train station and 0.3 miles from the local tram stop.

This spacious home boasts in excess of 1300sqft of floor space and benefits from side access, a recently built conservatory extension, a down-stairs WC, an extensive 96' South/ West facing rear garden and ample loft space with scope to loft extend (STPP).

The accommodation comprises a large full width bay-fronted master bedroom with fitted wardrobes, two further bedrooms, a stylish three piece bathroom suite, an open plan lounge/ dining room with feature wood burning stove, a contemporary fitted kitchen, a separate utility area, and a conservatory with double doors leading onto the landscaped rear garden.

Furthermore, the property sits within a short distance of a range of local primary & secondary schools, moments from a number of local convenience stores and is a comfortable walk from the open green spaces of Ashburton Park.

