

FOLKLANDS

JESMOND ROAD, ADDISCOMBE
GUIDE PRICE £375,000



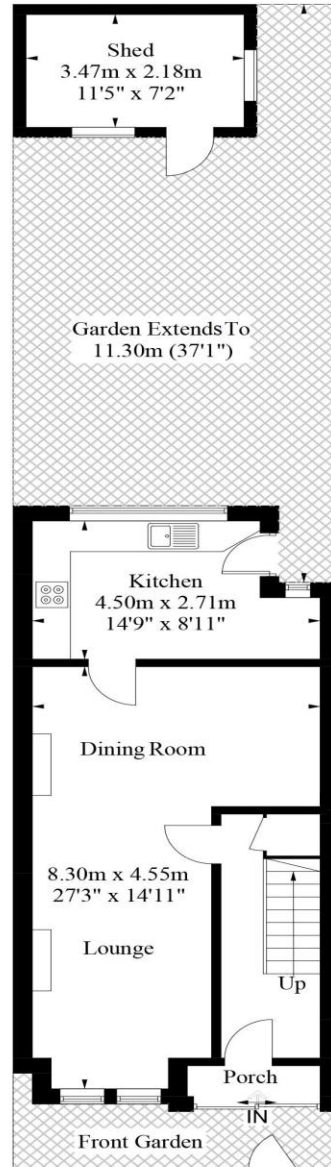


Jesmond Road

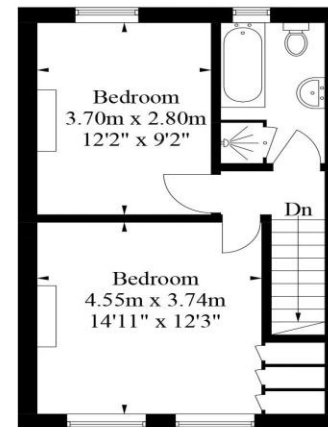
Approximate Gross Internal Area = 84.4 sq m / 908 sq ft

Shed = 7.5 sq m / 81 sq ft

Total = 91.9 sq m / 989 sq ft



Ground Floor
49.6 sq m / 534 sq ft



First Floor
34.8 sq m / 374 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID335542)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER TO FOLLOW
- ❖ WELL MAINTAINED THROUGHOUT
- ❖ 0.3 MILES FROM THE LOCAL TRAM STOP
- ❖ LESS THAN ONE MILE FROM EAST CROYDON STATION
- ❖ FULL WIDTH KITCHEN EXTENSION
- ❖ FOUR PIECE BATHROOM SUITE
- ❖ BEAUTIFUL REAR GARDEN WITH LARGE SHED
- ❖ MOMENTS FROM THREE LOCAL PRIMARY SCHOOLS
- ❖ FREE ON STREET PARKING
- ❖ LARGE LOFT SPACE

A two double bedroom mid-terrace period home situated within this quiet tree lined residential road in the popular 'Addiscombe' area of Croydon, conveniently located only 0.3 miles from the local tram stop and less than one mile from East Croydon train station.

This well maintained home benefits from an extended kitchen, a large loft space, a beautifully presented rear garden, and with scope to modernise internally we feel this property would make a wonderful home.

The accommodation comprises two double bedrooms, a four piece family bathroom suite, an open plan lounge/ dining room, a stylish fitted kitchen and a private rear garden mainly laid to lawn, with a rear patio, flower beds and a brick built shed.

Furthermore, the property sits within a short distance of three local primary schools, moments from the local convenience store and a comfortable walk from the open green spaces of Ashburton Park.

