

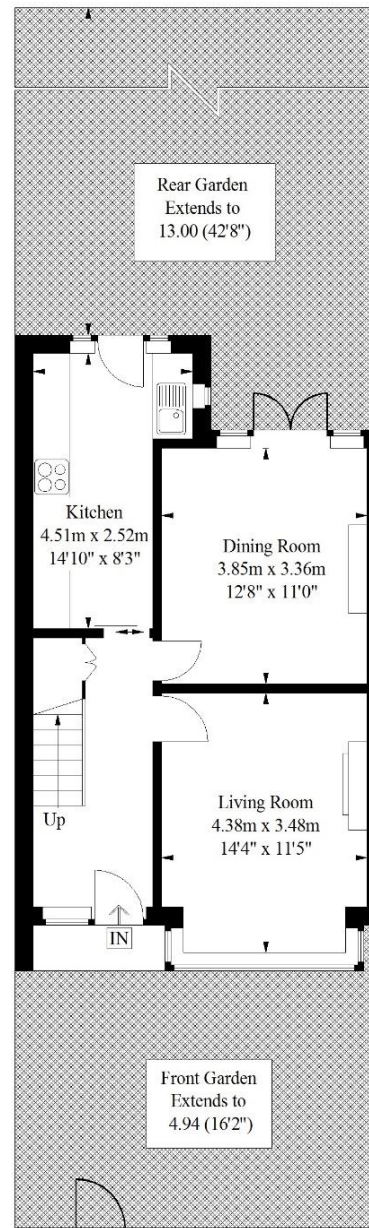
FOLKLANDS



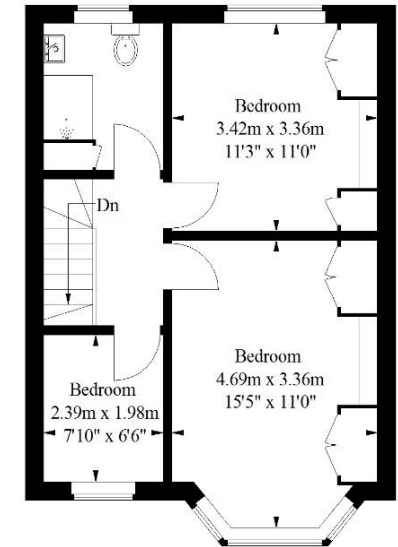
ADDISCOMBE AVENUE, CROYDON

GUIDE PRICE £399,950





Ground Floor
47.5 sq m / 511 sq ft



First Floor
42.4 sq m / 456 sq ft

**Addiscombe Avenue,
Addiscombe**

Approximate Gross Internal Area
89.9 sq m / 967 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
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INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ EPC EER TO FOLLOW
- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ ONE MILE FROM EAST CROYDON TRAIN STATION
- ❖ NO ONWARD CHAIN
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ 42' PRIVATE REAR GARDEN
- ❖ 14' SEPARATE KITCHEN
- ❖ MOMENTS FROM ADDISCOMBE HIGH STREET
- ❖ POPULAR RESIDENTIAL ROAD

A three bedroom mid-terrace period house, situated in this popular residential road, conveniently located only 0.2 miles from the local tram stop, moments from the plethora of shops, cafes and restaurants on Addiscombe high street, and only one mile from East Croydon train station.

Offered to the market with no onward chain, this well maintained home benefits from a 42' private rear garden, ample scope to extend either to the rear or into the loft space (STPP), and along with having a 14' separate kitchen we feel this property would make a perfect family home.

The accommodation comprises two double bedrooms, bedroom three/ study, a recently fitted three piece shower room with large cubicle, ample loft storage space, a bay fronted living room, a separate dining room with patio doors that lead onto the well-stocked private rear garden, a wide entrance hall with under-stairs cupboard, and a 14' fitted kitchen.

Furthermore, this property sits moment from the open green spaces of Ashburton park and within the catchment of a number of well regarded primary & secondary schools.

