

FOLKLANDS



CANNING ROAD, ADDISCOMBE

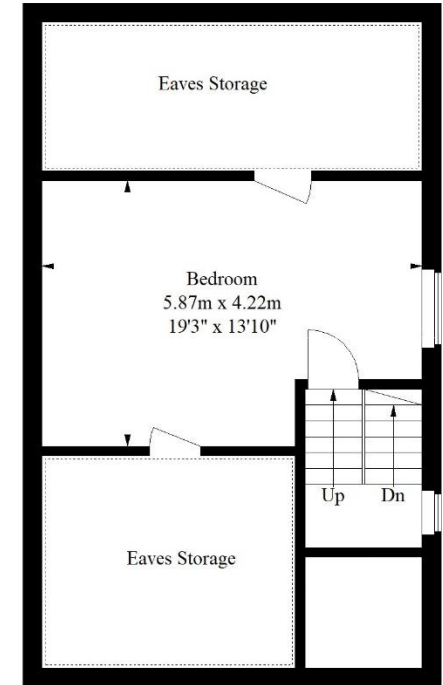
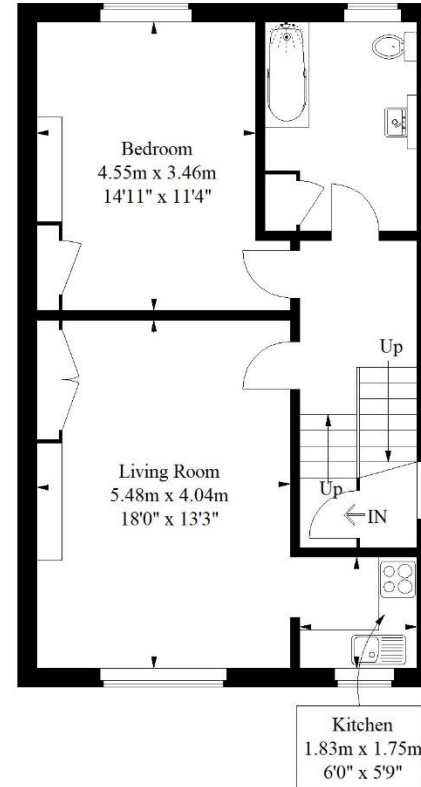
GUIDE PRICE £280,000



# Canning Road, Addiscombe



Approximate Gross Internal Area  
89.4 sq m / 962 sq ft  
(Excluding Eaves Storage)



Second Floor = 61.2 sq m / 659 sq ft

Third Floor = 28.2 sq m / 303 sq ft

 = Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2019 (ID 516320)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOMS
- ❖ SPLIT LEVEL CONVERSION FLAT
- ❖ CHAIN FREE
- ❖ ALLOCATED PARKING BAY FOR ONE CAR
- ❖ OVER 900 SQFT OF ACCOMMODATION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ SPACIOUS LOUNGE/ DINING ROOM
- ❖ NEWLY FITTED KITCHEN
- ❖ EPC EER D

**\*\* Chain Free \*\*** A two double bedroom split-level conversion flat, conveniently located only 0.2 miles from the local tram stop and half a mile from East Croydon train station.

This bright & spacious property boasts in excess of 900 sqft of floor space, it benefits from off road parking for one car, and has a particularly large lounge/dining room. Additionally, there is ample storage space, and the property enjoys the tranquility of being arranged over the top two floors of this period building.

The accommodation comprises two large double bedrooms, extensive loft storage space, a three-piece bathroom suite, an 18' lounge/dining room, and a newly fitted kitchen.

Furthermore, this property sits moments from an array of local conveniences, less than 100m to the nearest bus stop, and is a short distance to the shops, cafes & boutiques on Addiscombe high street. In our opinion this property would make an ideal first time buy or long-term investment.

