

FOLKLANDS



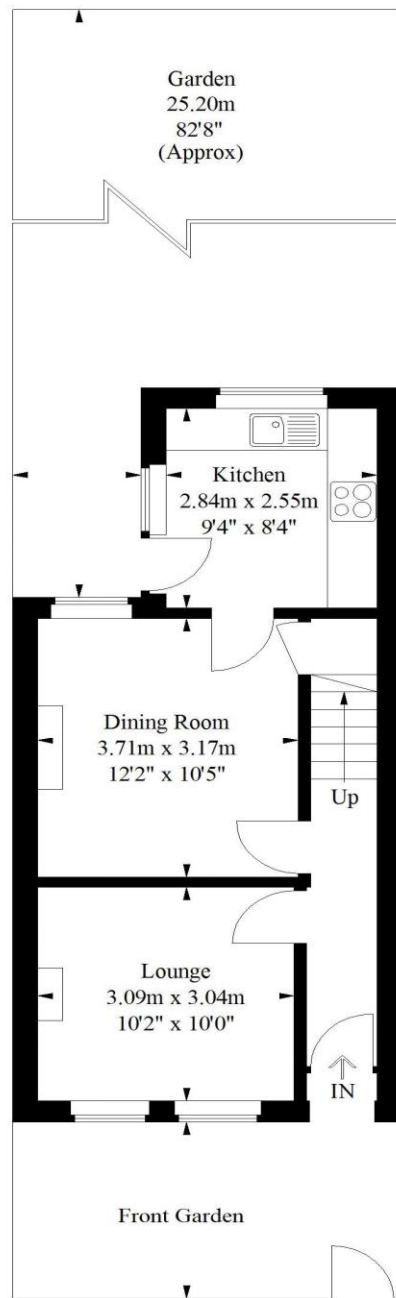
EDWARD ROAD, ADDISCOMBE
GUIDE PRICE £369,950



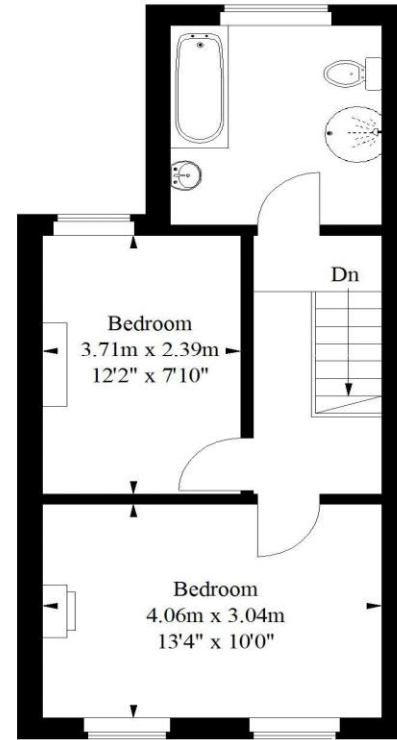


Edward Road, Croydon

Approximate Gross Internal Area = 71 sq m / 764 sq ft



Ground Floor
35.1 sq m / 378 sq ft



First Floor
35.9 sq m / 386 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID369812)

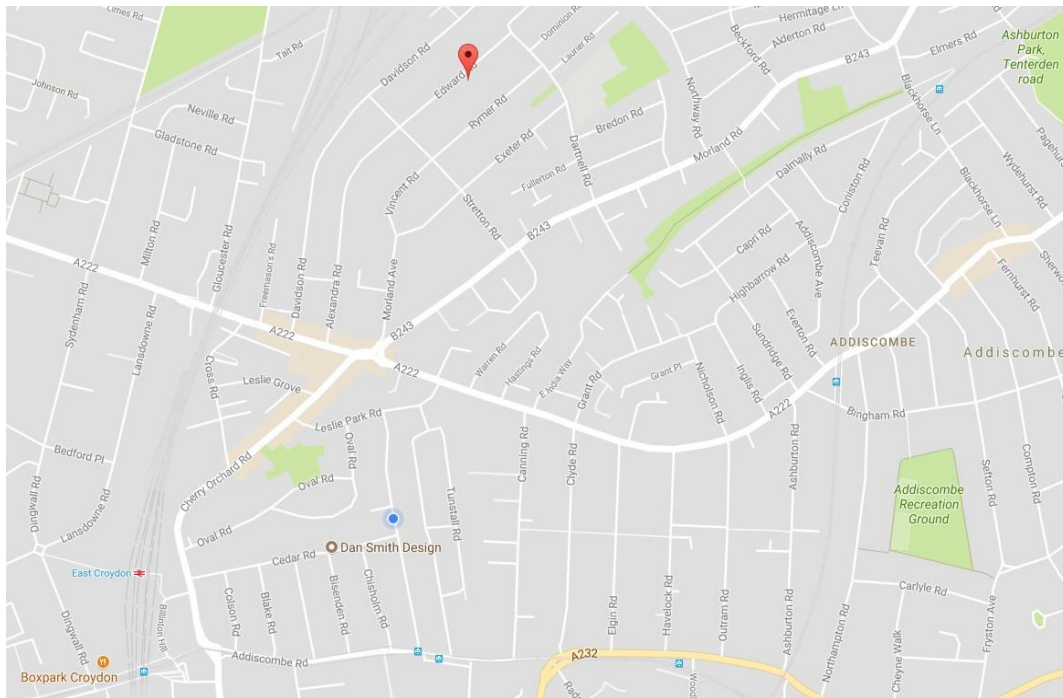
- ❖ EPC EER D
- ❖ TWO BEDROOM TERRACE HOUSE
- ❖ 0.6 MILES FROM ADDISCOMBE TRAM STOP
- ❖ LESS THAN ONE MILE FROM EAST CROYDON TRAIN STATION
- ❖ LARGE SOUTHERLY FACING REAR GARDEN
- ❖ PARTICULARLY WELL PRESENTED THROUGHOUT
- ❖ MOMENTS FROM LOCAL SCHOOLS
- ❖ QUIET RESIDENTIAL ROAD
- ❖ FREE STREET PARKING
- ❖ DOUBLE GLAZED THROUGHOUT

A particularly well presented two double bedroom mid terrace house situated within this quiet residential road, conveniently situated 0.6 miles from Addiscombe tram stop and less than one mile from East Croydon train station.

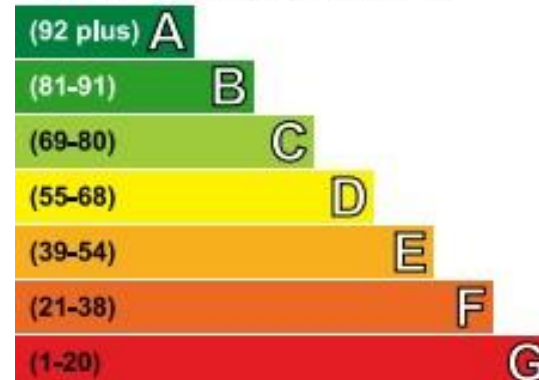
Having been maintained superbly by the present owner, this property enjoys excellent decor throughout, a large four piece bathroom suite with separate shower cubicle, an 82' private rear garden, and a loft space that could offer potential for a loft extension (STPP). Additionally, the property benefits from having a new Vaillant combi boiler fitted in February 2016.

The accommodation comprises two separate reception rooms, a smartly presented fitted kitchen, two double bedrooms, a large family bathroom suite and an insulated loft space.

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



Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
68	87