



FOLKLANDS

EDWARD ROAD, ADDISCOMBE
GUIDE PRICE £450,000

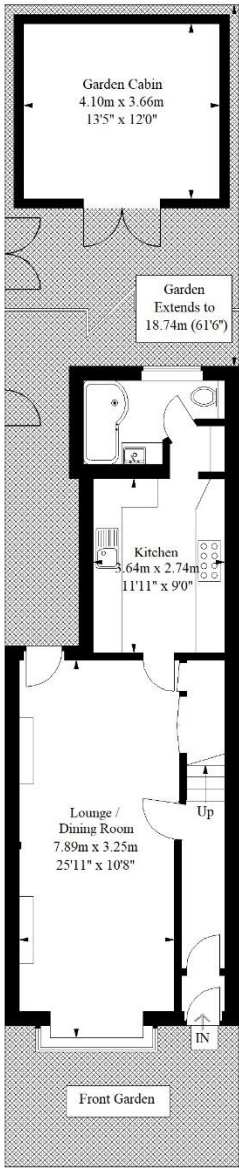




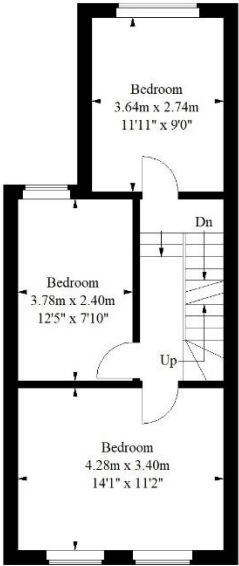


Edward Road, Addiscombe

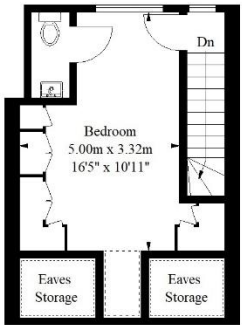
Approximate Gross Internal Area
(Excluding Eaves Storage)
113.5 sq m / 1222 sq ft
Outbuilding = 15 sq m / 161 sq ft
Total = 128.5 sq m / 1383 sq ft



Ground Floor
49.4 sq m / 532 sq ft



First Floor
42 sq m / 452 sq ft



Second Floor
(Excluding Eaves Storage)
22.1 sq m / 238 sq ft

— Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID447081)

- ❖ EPC EER D
- ❖ FOUR DOUBLE BEDROOM END OF TERRACE HOUSE
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ LESS THAN A MILE FROM EAST CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM THE LOCAL TRAM STOP
- ❖ 61' PRIVATE REAR GARDEN
- ❖ WELL PRESENTED THROUGHOUT
- ❖ SIDE ACCESS
- ❖ LARGE TIMBER CABIN IN THE GARDEN
- ❖ EN-SUITE WC TO MASTER BEDROOM

A well presented four double bedroom end of terrace house, situated on this popular residential road, conveniently located less than a mile from East Croydon train station and only 0.6 miles from the local tram stop.

This spacious home enjoys excellent decor throughout, a well maintained 61' private rear garden with side access, boasts 1222 sqft of internal floor space and benefits from a large garden timber cabin.

The accommodation comprises master bedroom with built in wardrobes & an en-suite WC, three further double bedrooms, a large open plan lounge/ dining room, an 11'11 modern fitted kitchen and a stylish three-piece family bathroom suite. Additionally, there is ample eaves storage accessible to the front of the loft extended bedroom and a large loft space over the rear addition.

Furthermore, this property sits within a short distance to a number of well regarded primary & secondary schools, and a short walk from Addiscombe high street with its wide range of shops, supermarkets and cafes. We believe this property would make an ideal family home.

