

FOLKLANDS



ASCHURCH ROAD, ADDISCOMBE

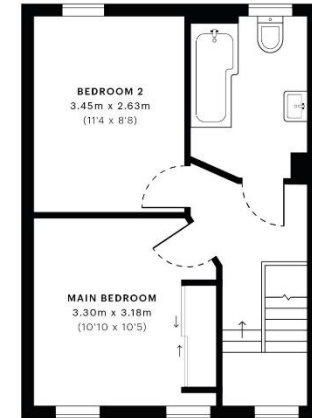
GUIDE PRICE £369,950











**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
83.93 sqm / 903.41 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
78.08 sqm / 840.45 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft

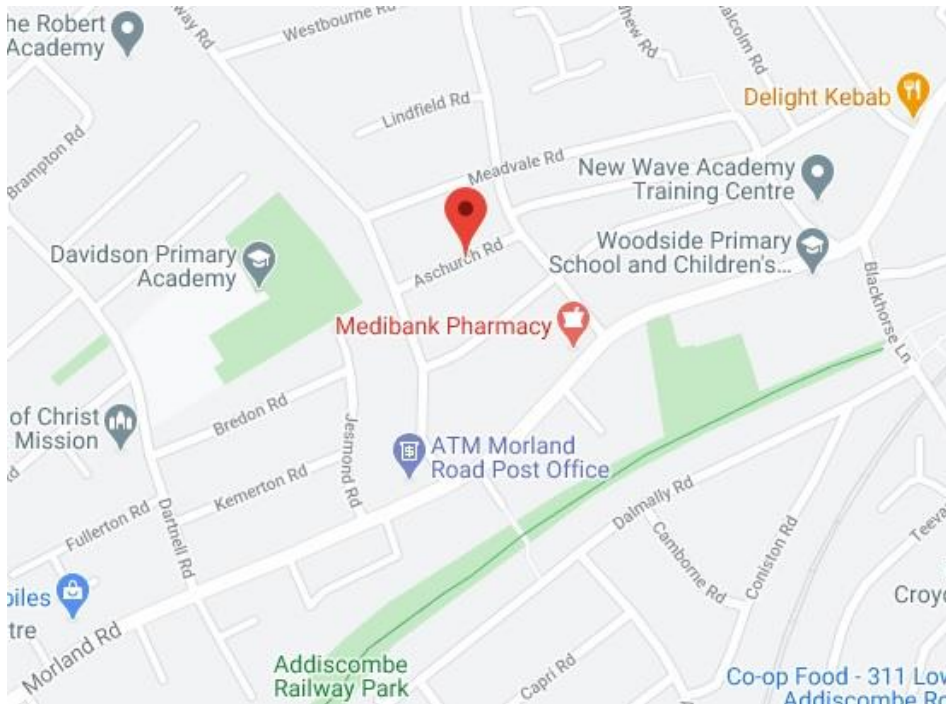


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 82.56 sqm / 888.67 sqft  
IPMS 3C RESIDENTIAL 78.83 sqm / 848.52 sqft

spec id: 5f8f2639fda28c07066181f3

- ❖ TWO DOUBLE BEDROOM
- ❖ TERRACE HOUSE
- ❖ FIRST FLOOR BATHROOM
- ❖ LARGE KITCHEN/ DINING ROOM
- ❖ QUIET RESIDENTIAL ROAD
- ❖ ONE MILE FROM EAST CROYDON TRAIN STATION
- ❖ 0.3 MILES FROM THE LOCAL TRAM STOP
- ❖ SOUTH FACING REAR GARDEN
- ❖ GARDEN CABIN/ OFFICE
- ❖ EPC EER D



A two double bedroom terrace house situated within this quiet residential road, conveniently located only one mile from East Croydon train station and 0.3 miles from the local Tram stop.

This spacious home benefits from a large kitchen/dining room, boasts a South facing rear garden, and also features a garden cabin/home office. In the most part this home is well presented but leaves some scope to apply your own touches.

The accommodation to the first floor comprises master bedroom with a double fitted wardrobe, a second double bedroom, a stylish family bathroom suite, and access to a large loft space which offers scope to convert (STPP). To the ground floor there is a separate living room, a wide entrance hall, an open plan kitchen/dining room with contemporary fitted units, and a small utility extension. Externally the property features a 52' South facing rear garden and a 13' x 9' garden cabin/home office.

Furthermore, this property sits within an easy reach of several well-regarded primary schools, and nearby to both Ashburton Park and Brickfields Meadow. In our opinion this property would make an excellent first time buy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		