

# FOLKLANDS



47

GOODHEW ROAD, ADDISCOMBE  
GUIDE PRICE £400,000





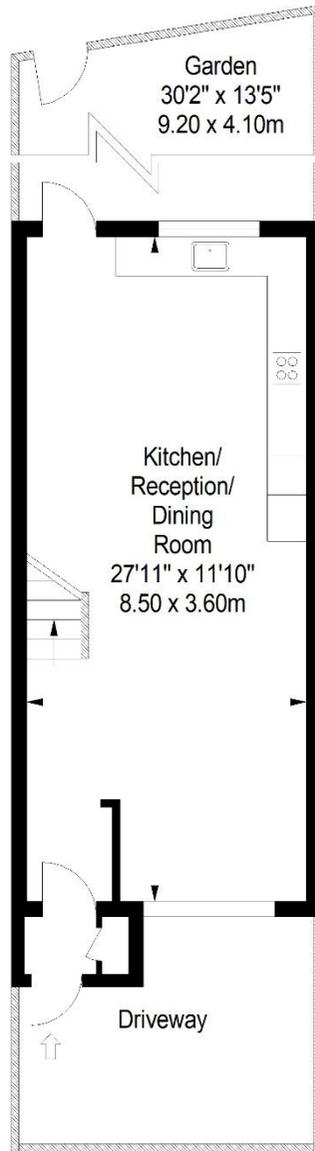




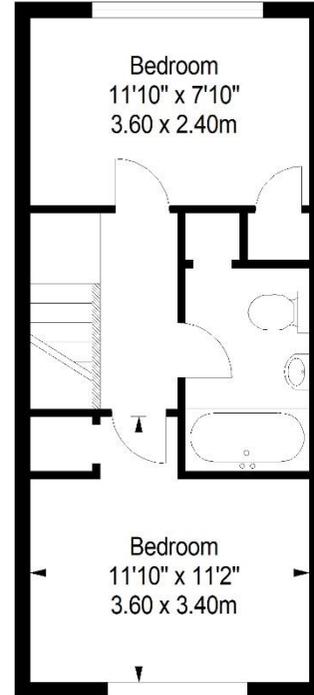


Goodhew Road

Approximate Gross Internal Area  
670 sq ft / 62.2 sq m



Ground Floor



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

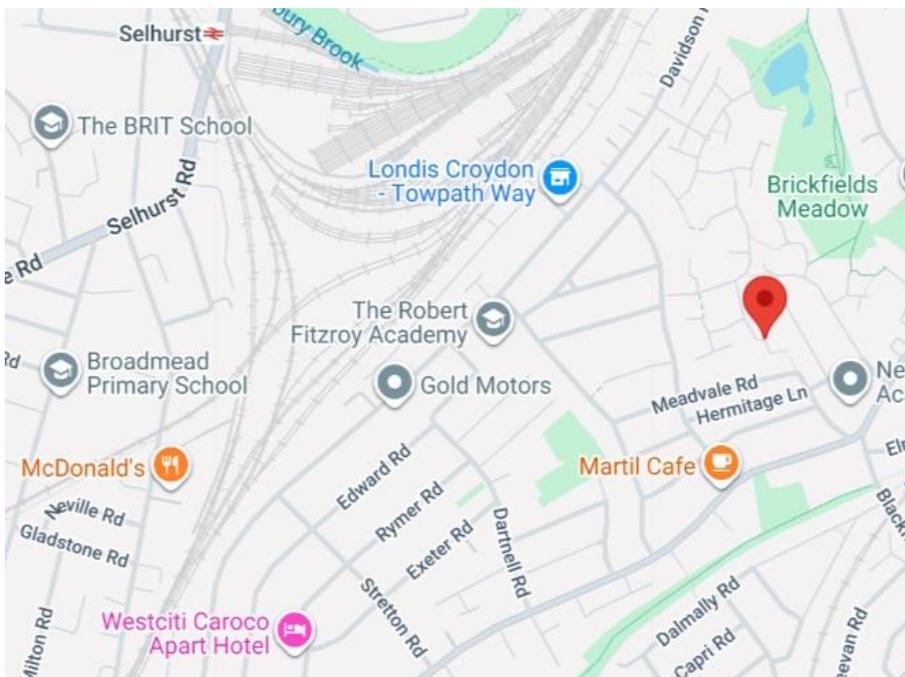
- ❖ TWO DOUBLE BEDROOM
- ❖ MODERN TERRACE HOUSE
- ❖ BEAUTIFULLY RENOVATED THROUGHOUT
- ❖ OFF-ROAD PARKING FOR ONE CAR
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ PRIVATE 30' REAR GARDEN
- ❖ STUNNING KITCHEN & BATHROOM
- ❖ 0.7 MILES FROM NORWOOD JUNCTION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ EPC EER D

A beautifully renovated two double bedroom modern terrace house situated within this quiet cul-de-sac setting, conveniently located only 0.2 miles from the local tram stop and 0.7 miles from Norwood Junction train station (Zone 4).

Having undergone a full renovation in 2021/22 this bright & airy home benefits from a porch entrance, it is fully double glazed, it has gas central heating via a modern combi boiler (Installed Nov 2021) and enjoys open plan living across the ground floor. Externally, the property features off-road parking on the driveway for one car and a 30' private rear garden with a covered dining area, a well-kept lawn and rear patio.

The accommodation comprises two full width double bedrooms, an accessible loft space with pulldown ladder, a beautifully appointed bathroom suite with shower over-bath and a 27'11 x 11'10 kitchen/ reception room with a well-planned contemporary fitted kitchen.

Furthermore, this property sits moments from the open green spaces of Brickfields Meadow & Ashburton Park and is a short walk to a wide range of local shops and amenities. In our opinion, this property would make an excellent first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		