



FOLKLANDS

EDWARD ROAD, ADDISCOMBE

GUIDE PRICE £525,000











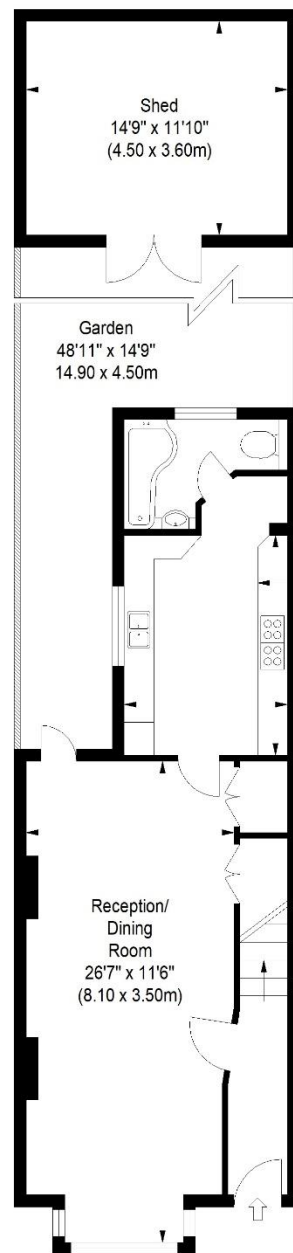


Edward Road

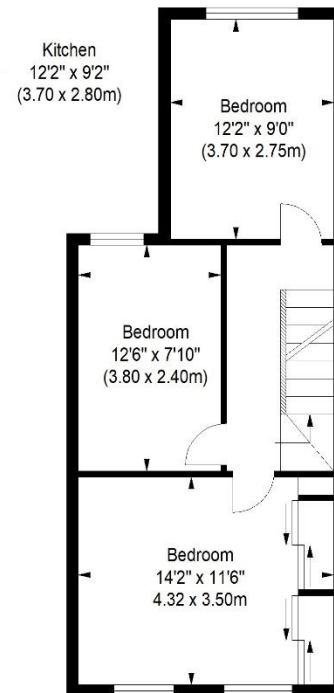
Approximate Gross Internal Area

1298 sq ft / 120.61 sq m

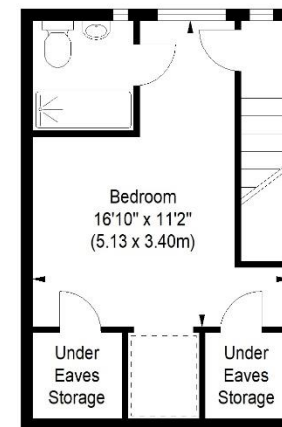
(Excluding the Garden Shed)



Ground Floor



First Floor



Second Floor

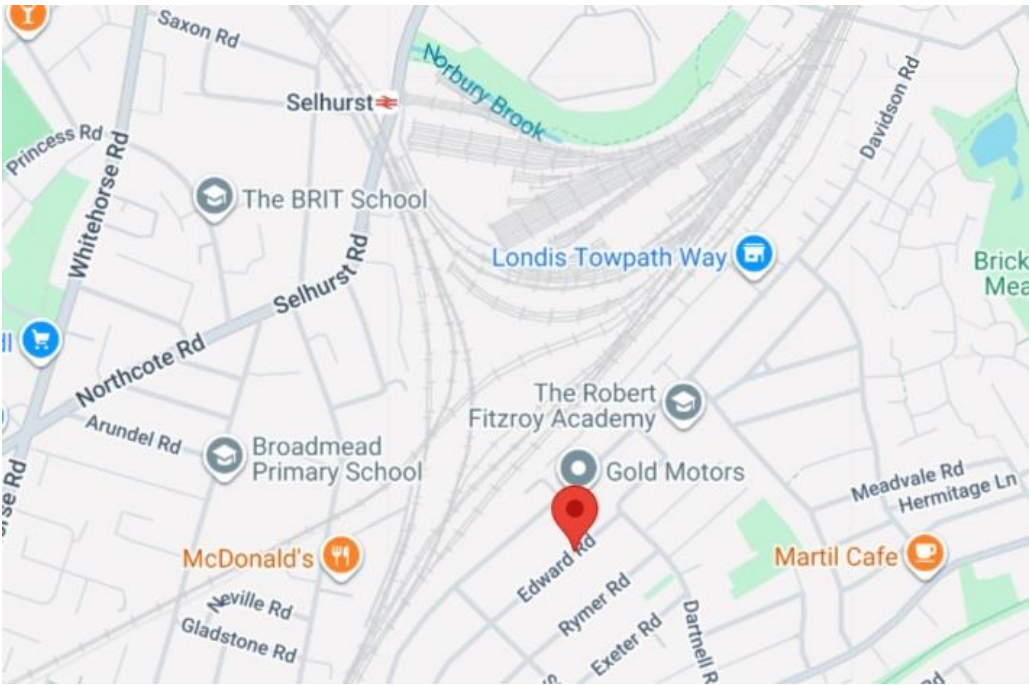
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ FOUR DOUBLE BEDROOM END OF TERRACE HOUSE
- ❖ TWO BATHROOMS
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ LESS THAN A MILE FROM EAST CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM THE LOCAL TRAM STOP
- ❖ LARGE LANDSCAPED REAR GARDEN
- ❖ SIZEABLE TIMBER CABIN & SIDE ACCESS
- ❖ DOUBLE RECEPTION ROOM
- ❖ EPC EER D



A superbly 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 a high specification throughout; it is fully double glazed (New windows & doors in 2025) and there is gas central heating powered by a new Worcester Bosch combi-boiler (Winter 2025). Externally, there is a large landscaped rear garden with side access, quality fencing and a full-width timber cabin.

The accommodation comprises an en-suite loft-extended double bedroom, three further double bedrooms, a bay-fronted double reception room with excellent understairs storage, a contemporary fitted kitchen with integrated appliances (including a Grohe boiling water tap) and a stylish three-piece family bathroom suite with shower over-bath. Additionally, there is ample eaves storage space 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 is a short walk from Addiscombe high street with its wide range of shops, supermarkets and cafes. We believe this property would make an excellent family home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		