

FOLKLANDS



ADDINGTON ROAD, SOUTH CROYDON

GUIDE PRICE £375,000



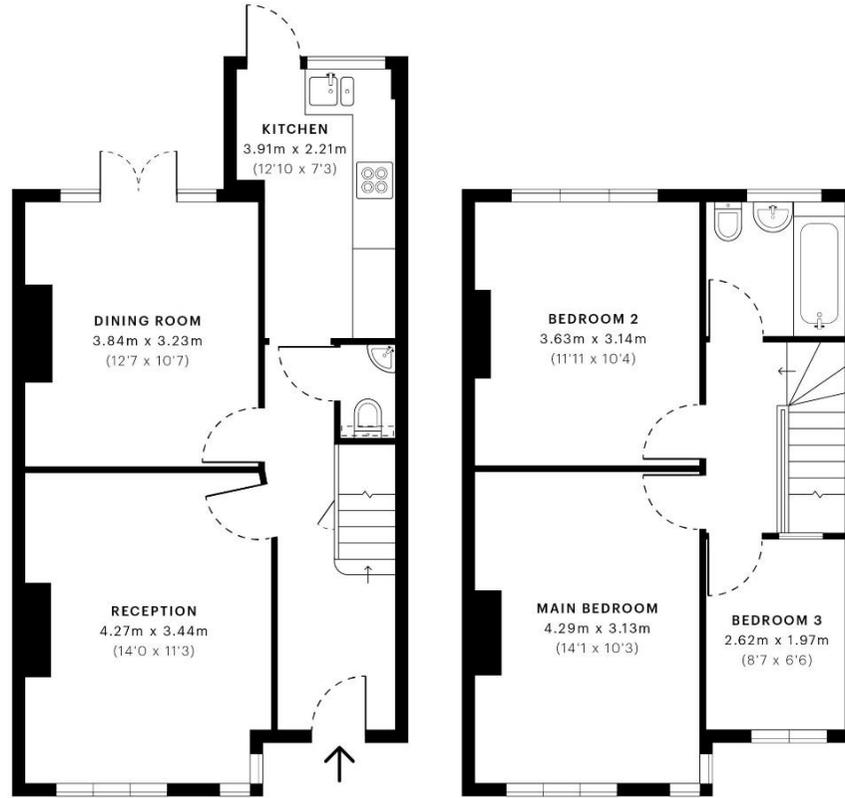


WALLS' BIGGEST ATLAS OF THE WORLD









— Ground Floor

— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
84.76 sqm / 912.35 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
77.54 sqm / 834.63 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.14 sqm / 1.51 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 83.35 sqm / 897.17 sqft
IPMS 3C RESIDENTIAL 79.99 sqm / 861.01 sqft

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- ❖ THREE BEDROOM
- ❖ TERRACE HOUSE
- ❖ SUPERBLY PRESENTED
- ❖ SET BACK FROM THE ROAD
- ❖ HIGHLY CONVENIENT LOCATION
- ❖ TWO LARGE STONE PATIOS
- ❖ LARGE LAWNED GARDEN
- ❖ STYLISH EXTENDED KITCHEN
- ❖ TWO RECEPTION ROOMS
- ❖ EPC EER D

A superbly presented three bedroom terrace house situated within this secluded position set back from the road, and conveniently located moments away from the local bus stop (Routes 64 and 359) which provide direct routes to East & West Croydon train stations, Purley town centre, and the local tram stop.

This bright & spacious home has been particularly well maintained, and boasts an extended kitchen, a wonderful landscaped rear garden with a shed/cabin to the rear, and a down-stairs WC.

The accommodation comprises a bay fronted master bedroom, a second double bedroom, a single bedroom/study, a modern three-piece bathroom suite, a bay fronted living room, a separate dining room with patio doors, and a stylish fitted kitchen with integrated appliances. Externally this property boasts two stone patio's and a beautiful lawned rear garden.

Furthermore, the property sits moments away from the wide range of shops, cafe's and restaurants on Selsdon High street, and within an easy reach of several well regarded primary and secondary schools. In our opinion this property would make an excellent home for a young couple or family to expand in.

