

FOLKLANDS



ALDERTON ROAD, ADDISCOMBE

GUIDE PRICE £465,000



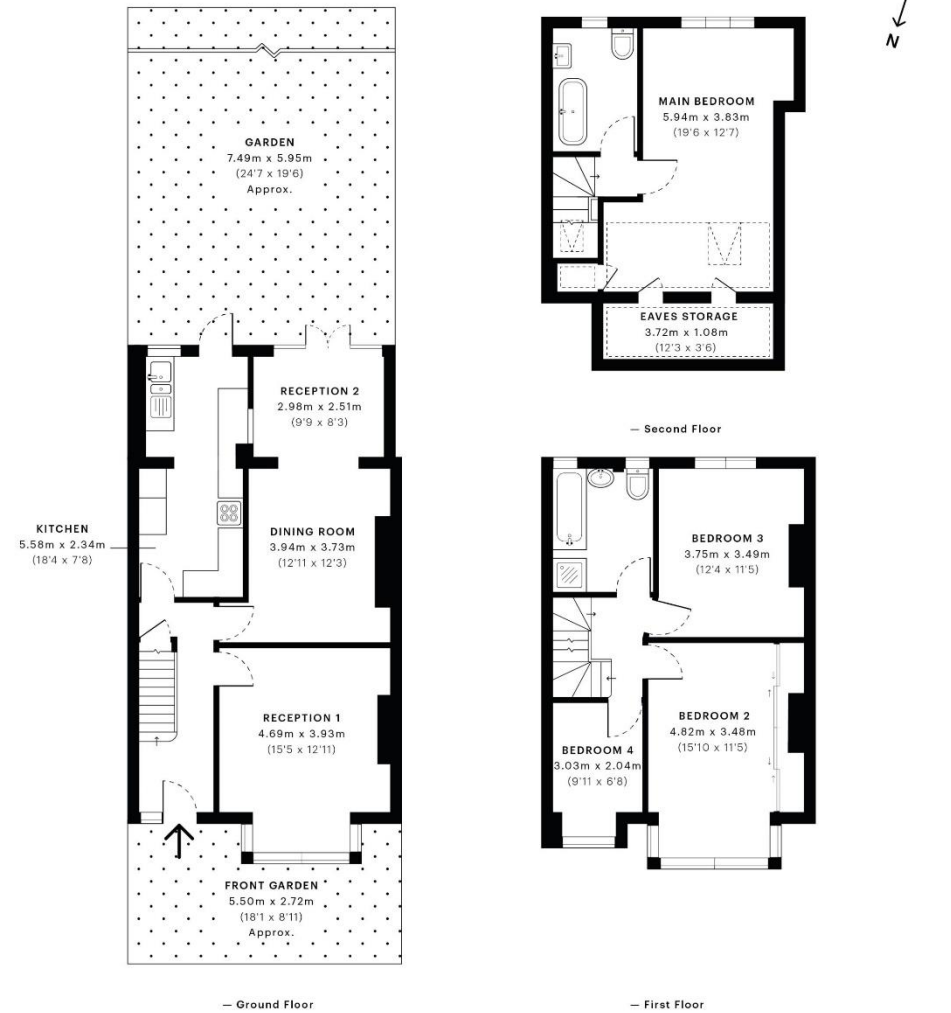












GROSS INTERNAL AREA (GIA)
The footprint of the property
139.70 sqm / 1503.72 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height:
126.83 sqm / 1365.19 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
8.40 sqm / 90.42 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 134.44 sqm / 1447.10 sqft
IPMS 3C RESIDENTIAL 128.06 sqm / 1378.43 sqft

SPEC ID 601d6d7aac3ca60de89720c



- ❖ FOUR BEDROOM TERRACE HOUSE
- ❖ TWO BATHROOMS
- ❖ WELL PRESENTED THROUGHOUT
- ❖ EXTENDED LIVING SPACE & KITCHEN
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ APPROXIMATELY ONE MILE FROM EAST CROYDON STATION
- ❖ SOUTH FACING REAR GARDEN
- ❖ QUIET RESIDENTIAL ROAD
- ❖ CLOSE TO ADDISCOMBE HIGH STREET
- ❖ EPC EER D



A well-presented four-bedroom mid terrace period house, situated within this quiet residential road, conveniently located only 0.2 miles from the local tram stop and less than one mile from both Norwood Junction & East Croydon train stations.

This larger than average home enjoys a South facing rear garden, is fully double glazed, and boasts a spacious loft extension built in 2013. Additionally, the property features a full width ground floor extension which provides for extended living space and an extended kitchen.

The accommodation comprises a master bedroom suite with a luxury bathroom, two further double bedrooms (One with a full range of fitted wardrobes), a good-sized single bedroom (Currently accommodating a single bed and workstation), a four-piece family bathroom with separate shower cubicle, a large bay-fronted living room, a fitted kitchen/ breakfast room with ample utility space & garden access, and a separate dining room with an extended sitting room which also enjoys garden access. Externally, there is a smartly landscaped 24' South facing garden with rear access where the present owners house a shed.

Furthermore, this property sits moments from Addiscombe High street with its wide range of shops, cafes & supermarkets, and a short walk from the open green spaces of Ashburton Park. Additionally, the property sits within half a mile from a number of well-regarded primary schools, including the outstanding rated (ofsted) St. Thomas Becket Catholic Primary school and nearby the newly built Ark Blake academy senior school. In our opinion this property would make an ideal family home.

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		