

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Shirley Office - 020 8777 2121

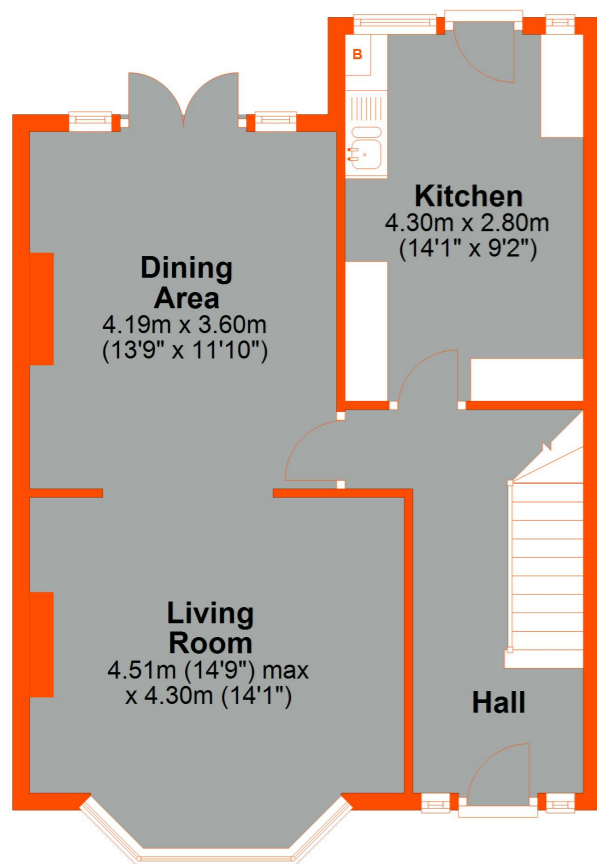
29 Selwood Road, Addiscombe, Croydon, Surrey CR0 7JU

£560,000 Freehold

- CHAIN FREE
- Kitchen/Diner
- Double Glazed and Central Heating
- South Facing Garden
- 3 Bedroom Family Home
- Through Lounge
- Refurbishment Required
- Close to Amenities

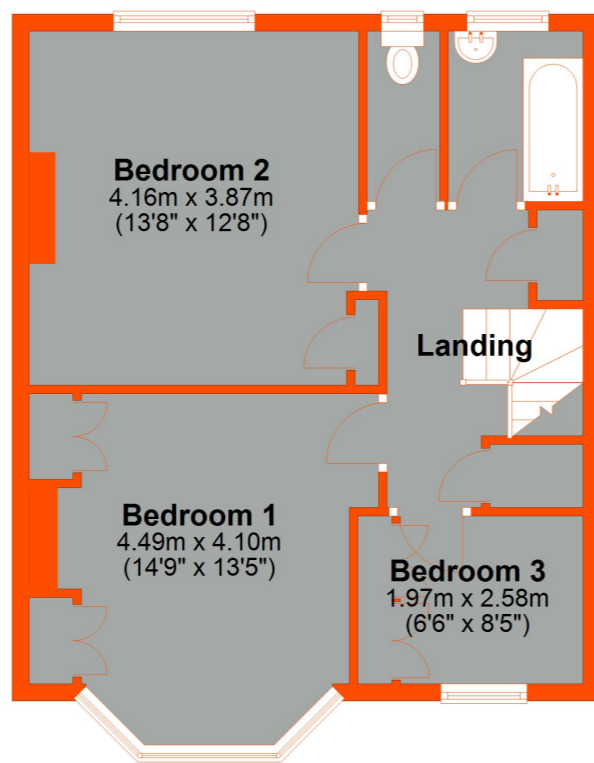
Ground Floor

Approx. 54.2 sq. metres (583.4 sq. feet)



First Floor

Approx. 50.3 sq. metres (542.0 sq. feet)



Total area: approx. 104.6 sq. metres (1125.4 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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29 Selwood Road, Addiscombe, Croydon, Surrey CR0 7JU

An attractive bay fronted 1930s terraced family home built with generous living accommodation throughout with a spacious through lounge, large kitchen/breakfast room, 3 bedrooms and bathroom. Some refurbishment works are required which has been reflected in the current asking price. An opportunity to extend is also available subject to the usual planning permission being granted from Croydon Council. To the rear is an extremely well stocked mature secluded garden which enjoys a sunny south fencing aspect and is a particular feature of the property.

Location

Situated on a popular road towards the centre of Addiscombe with a wide selection of amenities nearby. Some of these include local shops on Lower Addiscombe Road, various bus routes, Addiscombe Recreation Ground and Addiscombe Tram Stop.



GROUND FLOOR

Canopied Entrance Porch

Entrance Hall

UPVC entrance door with inset windows, UPVC leaded light windows to either side, understairs storage cupboard, dado rail, coved ceiling, radiator, fitted carpet.

Through Lounge

UPVC double glazed bay leaded light window to front, UPVC double glazed double doors leading to garden with UPVC double glazed windows to either side, feature fireplace, radiators, fitted carpet.

Fitted Kitchen/Breakfast Room

UPVC double glazed door to garden, UPVC double glazed windows to either side, comprehensive selection of fitted wall and base units incorporating drawers, ample work surfaces, stainless steel one and half bowl sink unit, tiled splashback, space for Range style gas stove, plumbing and space for washing machine, wall mounted combi central heating boiler, vinyl flooring.

FIRST FLOOR

Landing

Access to loft, 2 fitted cupboards, fitted carpet.

Bedroom 1

UPVC double glazed bay leaded light window to front, fitted wardrobes to one wall with locker cupboards above, radiator, fitted carpet.



Bedroom 2

UPVC double glazed leaded light window to rear, radiator, fitted carpet.

Bedroom 3

UPVC double glazed window to front, fitted wardrobe, radiator, fitted carpet.

Bathroom

Translucent UPVC double glazed window to rear, matching white bathroom suite comprising panelled bath with shower over and fitted shower screen, fully tiled walls, wash hand basin set to vanity unit, heated towel rail, ceramic tiled flooring.

Separate WC

UPVC double glazed window to rear, low level WC, tiled walls, ceramic tiled flooring.

EXTERIOR

Front and Rear Gardens

The latter being approximately 40' to 45', a particular feature of the property, large patio area across the rear leading onto the lawn with extremely well stocked mature shrubs surrounding, access to the rear, exterior lighting,

The front garden has a central lawn with mature shrubs surrounding.

ADDITIONAL INFORMATION

Council Tax

Croydon Borough band E

