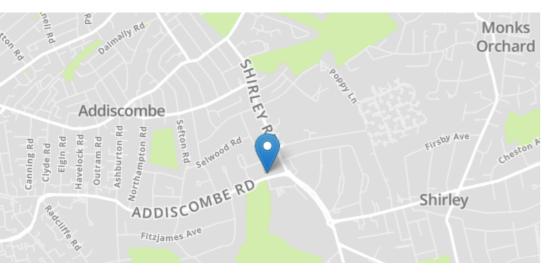
# Shirley Office

- 285-287 Wickham Road, Croydon, CRO 8TJ
- 020 8777 2121
- shirley@proctors.london





Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs  (92+)			
(81-91)			84
(69-80)			
(55-68) D		59	
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		U Directive 002/91/EC	

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.

Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details please visit our website - www.proctors.london



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Viewing by appointment with our Shirley Office - 020 8777 2121

# 391 Addiscombe Road, Addiscombe, Croydon, Surrey CR0 7LJ

# £660,000 Freehold

- 4 Bedrooms
- 2 Separate Reception Rooms
- Driveway Parking for 4 Vehicles
- Garage

- Semi Detached
- Kitchen Breakfast Room
- Large Garden
- Close to Amenities









# 391 Addiscombe Road, Addiscombe, Croydon, Surrey CR0 7LJ

An extremely spacious 4 bedroom, halls adjoining, family home built in the 1920s with an opportunity to extend both to the side and across the rear (subject to planning permission from Croydon Council). Present accommodation consists of 2 large separate reception rooms, kitchen breakfast room, and family bathroom. To the rear is a large level well stocked garden with garage set to the side, plus driveway parking to the front for 4 vehicles.

#### Location

Situated close to the junction of Addiscombe and Shirley Road with a wide variety of amenities nearby, some of which include local shops and public transport along Shirley Road and Addiscombe Road, St. John's Primary School, Coloma and Trinity Secondary schools are also nearby. East Croydon station is just a short journey away with services to Central London.









# **GROUND FLOOR**

### **Canopied Entrance Porch with Lighting**

#### **Entrance Hall**

UPVC double glazed entrance door with inset window, UPVC double glazed translucent windows to either side, understairs storage cupboard, picture rail, radiator, fitted carpet.

### Reception Room 1

UPVC double glazed bay window to front, tiled fireplace with original ornate wooden mantel over, picture rail, radiator, fitted carpet.

#### Reception Rpom 2

UPVC double glazed doors leading to garden with UPVC double glazed windows to either side and above, picture rail, radiator, fitted carpet.

#### Kitchen Breakfast Room

UPVC double glazed door to side, UPVC dual aspect double glazed windows, comprehensive selection of fitted wall and base units incorporating shelving, drawers, ample work surfaces with a tiled splashback, space for gas cooker, plumbed for washing machine, space for fridge and freezer below work surface, concealed wall mounted Worcester Bosch central heating boiler, radiator, vinyl flooring.

### **FIRST FLOOR**

# Landing

Access to loft, picture rail, radiator, fitted



#### Bedroom 1

UPVC double glazed bay window to front, picture rail, radiator, fitted carpet.

#### Bedroom 2

UPVC double glazed window to rear, original fitted cupboard, picture rail, radiator, fitted carpet.

#### **Bedroom 3**

UPVC double glazed window to rear, picture rail, radiator, carpet tiles.

#### Bedroom 4

UPVC double glazed bay window to front, picture rail, radiator, carpet tiles.

UPVC double glazed translucent window to side, tiled panelled bath with shower over, pedestal wash hand basin, half tiled extending to fully tiled around bath and shower areas.

# Separate WC

UPVC double glazed translucent window to side, low level WC.

# **EXTERIOR**

# Rear Garden

Approximately 70' being a particular feature of the property, large patio area across the rear leading onto a shaped level lawn with extremely well stocked established shrubs and trees to the side and across the rear, double gates to side leading down to:

# **Single Garage**

Pitched roof

#### **Outside WC**



#### **Block Paved Driveway**

For 4 Vehicles.

# ADDITIONAL INFORMATION

# **Council Tax**

Croydon Borough Band F.