

FOR SALE

£470,000 Freehold



## 16 Fullerton Road, Addiscombe, Surrey. CR0 6JD

- Three Bedroom House
- Through Lounge
- Large Recent Fitted Kitchen
- Cloakroom
- Utility Room
- Storage Room
- Contemporary Bathroom
- Quiet Cul De Sac
- Off Street Parking
- Close To Transport



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### PROPERTY DESCRIPTION

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Situated In a quiet Cul De Sac within a five to twenty minutes walk of most local amenities including East Croydon train station, tram stop, bus routes, local shops and well regarded schools. This three bedroom house has been much improved, modernised and extended although there is still scope for future extension as well. Benefits include a modern downstairs cloakroom, a utility room, storage room, a large contemporary fitted kitchen, a large and recent upstairs bathroom, off street parking, double glazing, gas central heating, Large rear garden with two large breeze block sheds, spacious and well proportioned rooms with plenty of natural light throughout. Highly Recommended !!





## ROOM DESCRIPTIONS

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### Front Garden:

Block paved off street parking, Double glazed door to:

### Storm Porch:

Quarry tiled floor, light, double glazed front door to:

### Entrance Hall:

Double glazed casement windows, double radiator, cupboard housing gas meter, power point, laminate flooring, stairs to mezzanine landing, doors to:

### Lounge/Diner:

24' 5" x 10' 11" (7.44m x 3.33m) Double glazed casement windows into splay bay, two double radiators, ornate cornice, electric fire, power points, laminate flooring, double glazed French doors to storage room.

### Large Kitchen:

12' 2" x 9' 1" (3.71m x 2.77m) Double glazed casement window to side, double radiator, plenty of recent contemporary style fitted wall & base units with soft close drawers, kickboard lighting, laminate work tops housing single drainer one and a half bowl stainless steel sink unit with mixer tap & splash back, double oven, five ring gas hob, integral dishwasher, fridge/freezer, cupboard housing electric meter, downlighters, power points, laminate flooring, glazed doors to:

### Utility Room:

4' 5" x 4' 3" (1.35m x 1.30m) Double glazed casement window overlooking rear garden, plumbed for washing machine, space for tumble dryer, worktops, power points, laminate flooring, double glazed door to storage room, door to:

### Cloakroom:

5' 10" x 4' 3" (1.78m x 1.30m) Frosted double glazed casement window to rear, radiator, white suite comprising of dual flush wc, pedestal wash hand basin with mixer tap & tile splashback, vanity cupboards, recent ' Worcester' gas combination boiler,

### Storage Room:

15' 9" x 4' 0" (4.80m x 1.22m) Picture windows to side, frosted double glazed casement window to rear, power points, ceramic tiled floor, double glazed door to rear garden.

### Mezzanine Landing:

Fitted carpet, three steps to first floor landing, doors to:

### Bedroom 3

10' 6" x 4' 8" (3.20m x 1.42m) Double glazed casement windows to side, double radiator, power points, fitted carpet.

### Bathroom:

9' 1" x 6' 1" (2.77m x 1.85m) Frosted double glazed casement window to rear, fully tiled walls, chrome heated towel rail, recent contemporary style white suite comprising of large shower with overhead & hand held shower, pedestal wash hand basin with mixer tap, dual flush wc, fitted vanity cupboards, downlighters, laminate flooring.

### First Floor Landing:

Entrance to loft with ladder, & light, coved cornice, power points, fitted carpet, doors to:

### Bedroom 1:

14' 2" x 11' 5" (4.32m x 3.48m) Two large double glazed casement windows to front, double radiator, coved cornice, power points, fitted carpet.

### Bedroom 2:

10' 9" x 9' 0" (3.28m x 2.74m) Double glazed casement window overlooking rear garden, radiator, power points, fitted carpet.

### Large Rear Garden:

50' 0" x 15' 7" (15.24m x 4.75m) Approx: Large patio area, laid to lawn, flower beds, camellias, rose bush, conifer, two large breeze block sheds with power & light, outside tap, outside light.

### Council Tax:

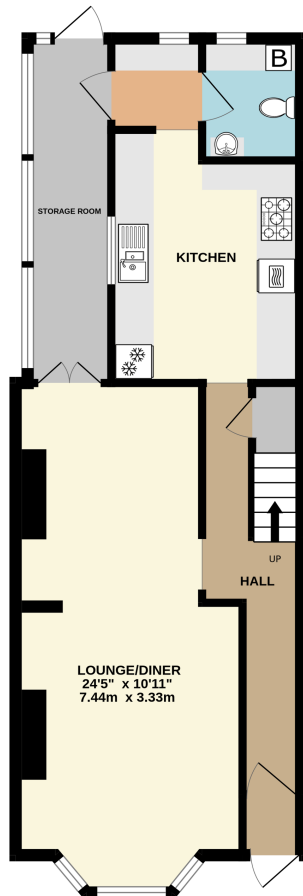
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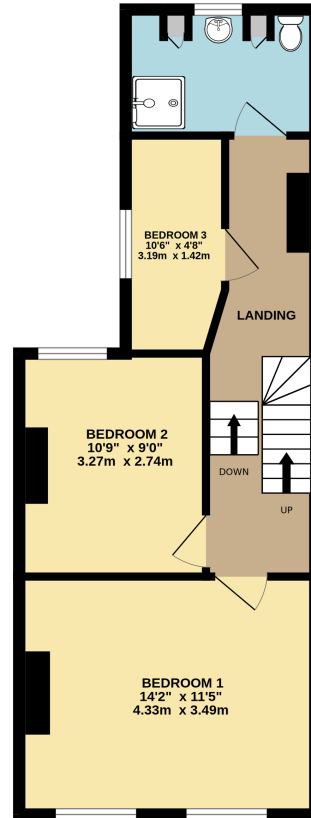
# FLOORPLAN



GROUND FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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