



OVER 60?

Secure this property
for up to **59% less!**

Price

£1,450,000

Freehold

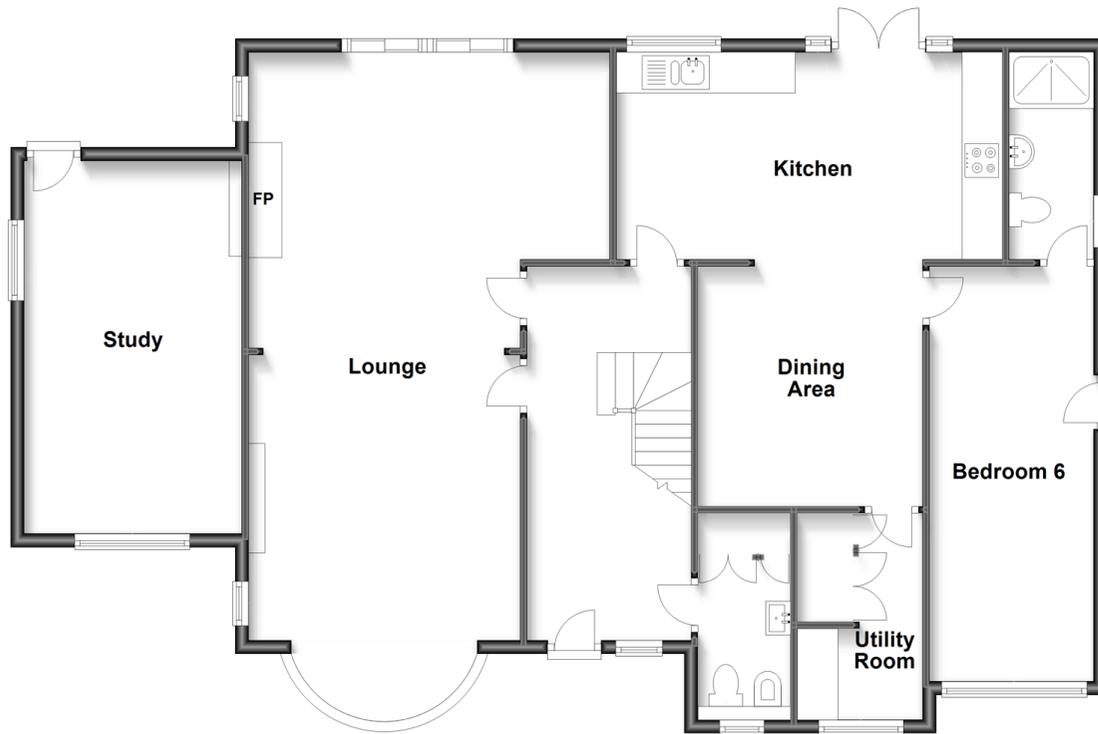
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**Addiscombe Road,
Croydon, Surrey, CR0**

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Helping you move forwards

Ground Floor

Approx. 133.4 sq. metres (1436.2 sq. feet)



First Floor

Approx. 106.0 sq. metres (1140.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 31'11 (9.73m) x 17'5 (5.31m)
narrowing to 13'5 (4.09m)

Study: 18'6 x 10'6 (5.64m x 3.20m)

Kitchen: 18'10 x 9'3 (5.74m x 2.82m)

Dining Area: 11'8 x 11'0 (3.56m x 3.36m)

Utility Room: 9'9 x 6'1 (2.97m x 1.86m)

Cloakroom

Bedroom 6: 20'1 x 8'0 (6.13m x 2.44m)

En suite Shower Room 1

FIRST FLOOR

Landing

Bedroom 1: 13'5 x 13'4 into fitted
wardrobes (4.09m x 4.07m)

En suite Shower Room 2

Bedroom 2: 14'5 x 12'0 (4.40m x 3.66m)

Bedroom 3: 16'7 x 9'8 (5.06m x 2.95m)

Bedroom 4: 12'7 x 10'11 (3.84m x 3.33m)

Bedroom 5: 10'7 x 9'10 (3.23m x 3.00m)

Bathroom

Shower Room

OUTSIDE

Rear Garden

Office: 17'10 x 10'6 (5.44m x 3.20m)



Main features

- Impeccably presented house in a sought-after location
- Lounge and dining area are ideal for entertaining
- 2 en-suite shower rooms and 1 additional shower room
- Useful utility room
- Driveway with ample space for many cars
- Landscaped rear garden



Nearest Schools

Primary Schools: Park Hill Junior School 0.8 miles, St John's CofE Primary 0.9 miles, Oval Primary 1.0 miles

Secondary Schools/Further Education: Trinity School 0.5 miles, Archbishop Tenison's CofE High School 0.5 miles



Transport Information

Train Stations: East Croydon 1.0 miles, South Croydon 1.1 miles, West Croydon 1.5 miles



Address

Addiscombe Road, Croydon, Surrey, CR0



Directions

For directions to this property please contact us.



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Call Shirley Branch 020 8654 3037 ■ cubittandwest.co.uk



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	E(42)	C(75)
21705988/20230107/GG/PH		