

**FOR SALE**



**Kemerton Road, Addiscombe**

**3 Bedrooms, 2 Bathroom, End Terraced House**

**Asking Price Of £500,000**



## Kemerton Road, Addiscombe

3 Bedrooms, 2 Bathroom

Asking Price Of £500,000

- 3 Bedroom Family Home
- Over 3 Floors
- Two Reception Rooms
- Two Bathrooms
- Lovely Family Bathroom

Looking for your dream home in Croydon? Look no further than this stunning 3 bedroom end of terrace house in Addiscombe. Boasting a beautiful garden spread over three floors, this property is sure to tick all the boxes on your wish list.

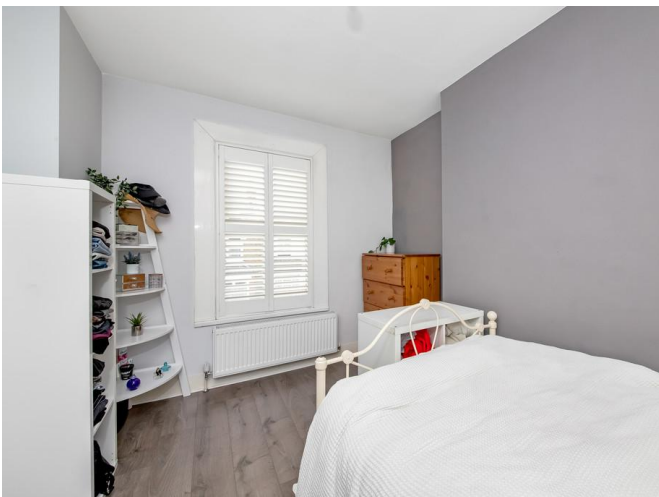
Located just 7 minutes away from Blackhorse Lane tram stop, this house offers easy access to all the amenities that Croydon has to offer. From shopping and dining to entertainment and culture, everything is within easy reach.

Inside, you'll find a spacious and beautifully presented 2 living rooms, a modern and fully equipped kitchen, and three bedrooms - perfect for families or anyone who needs plenty of space. The garden is also a real highlight of this property, providing the perfect space for outdoor entertaining or simply relaxing in the sunshine.

So why wait? If you're looking for a stunning home in Croydon, this 3 bedroom end of terrace house in Addiscombe is the perfect choice. Contact us today to arrange a viewing and start your journey towards your dream home.

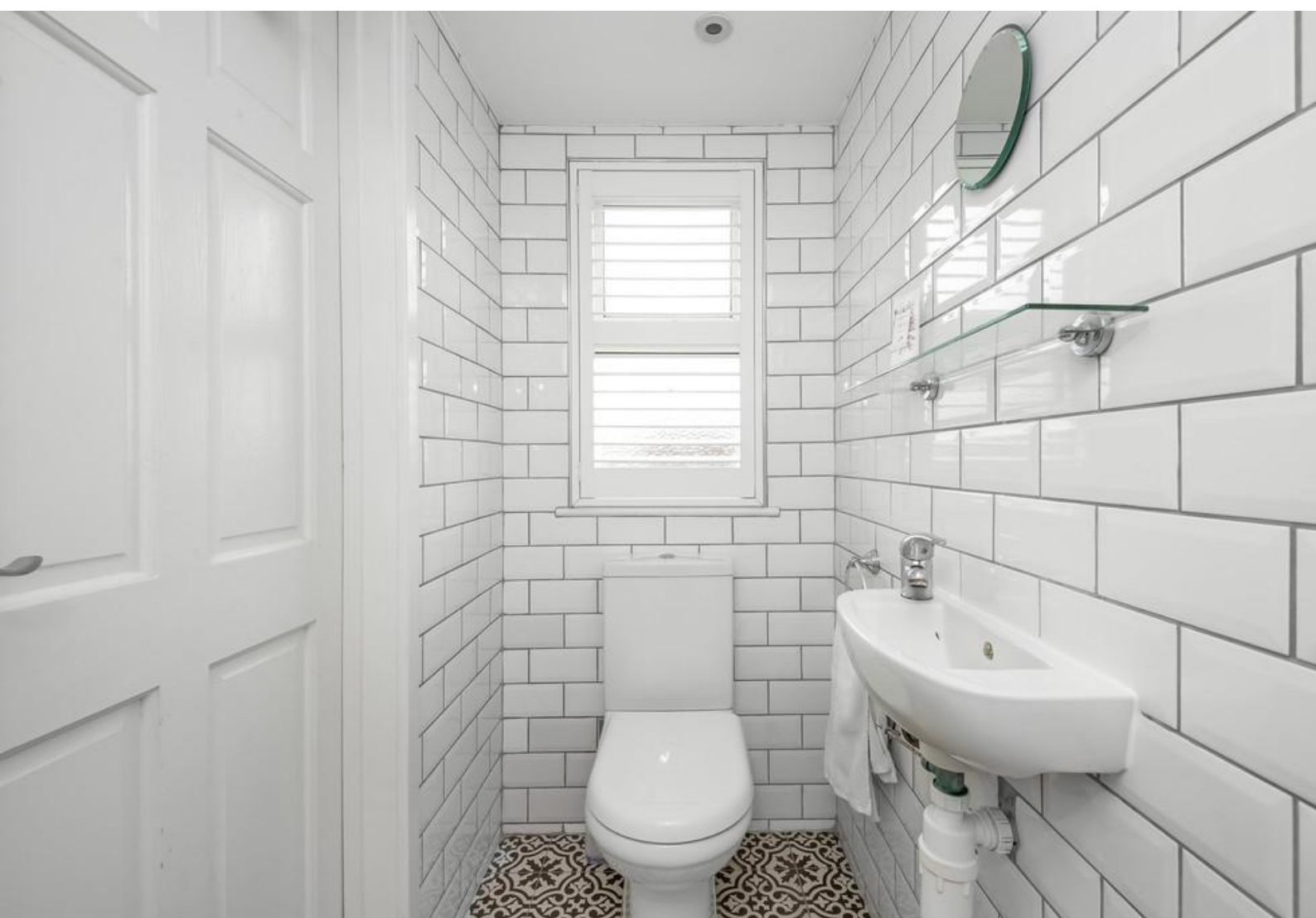








Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		





# Kemerton Road, CR0

Approximate Gross Internal Area

Ground Floor = 38.4 sq m / 413 sq ft

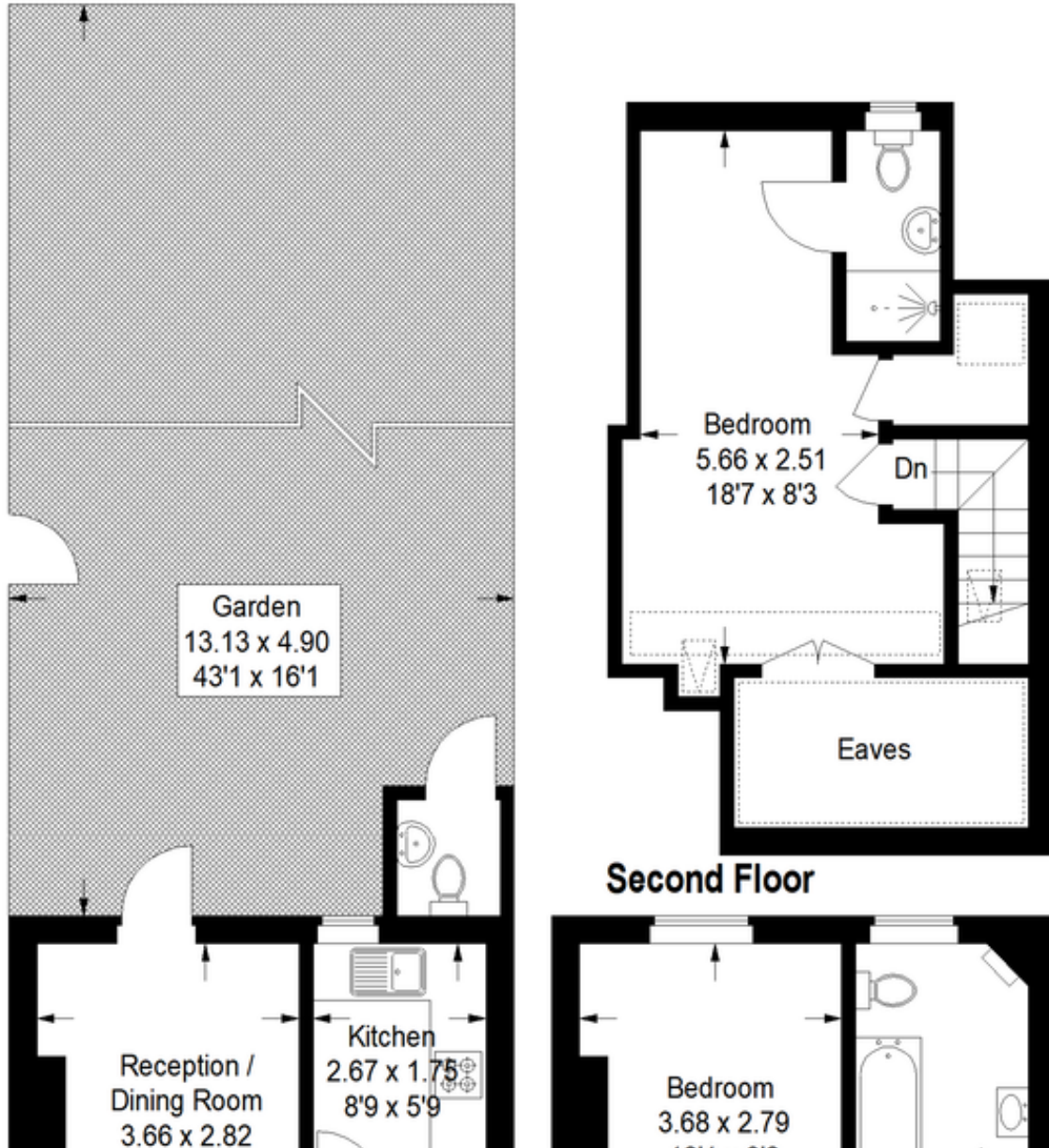
First Floor = 35.5 sq m / 382 sq ft

Second Floor = 22.6 sq m / 243 sq ft

(Excluding Eaves)

WC= 1.4 sq m / 15 sq ft

Total = 97.9 sq m / 1053 sq ft



## Martin & Co Croydon

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.