**Addiscombe Court Road, Croydon CR0 6TX**

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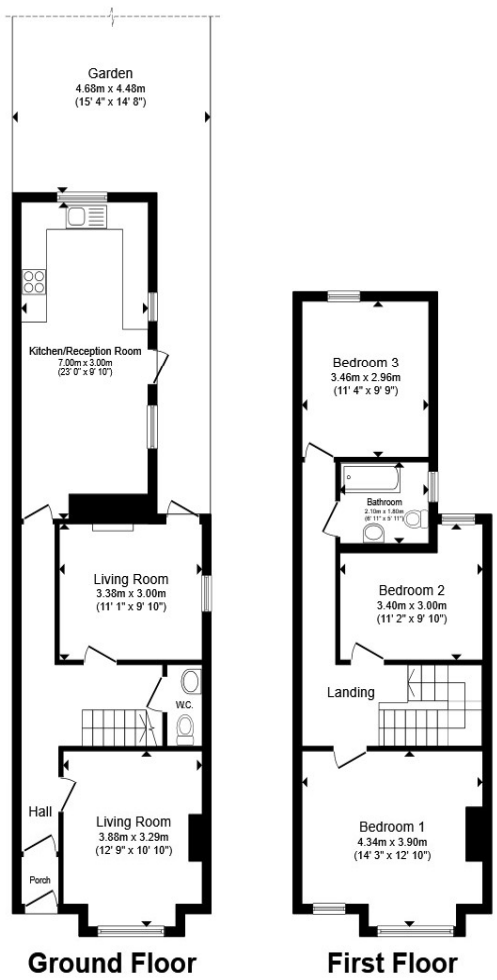
***welcome to***

# Addiscombe Court Road, Croydon

3 Double bedroom semi detached family home on quiet residential road, offering great versatility just a stones throw from East Croydon Station.




Total floor area 109.8 m² (1,182 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Situated on the desirable Addiscombe Court Road, just a stone's throw from East Croydon Station, this spacious 3 bedroom semi-detached home combines generous living space with superb commuter convenience.

Beautifully presented throughout, the ground floor features a well proportioned living room with high ceilings, large windows and elegant custom shutters, creating a bright and comfortable space to relax. A second reception room, currently arranged as a cosy snug, offers excellent versatility for family living and has direct access to the rear garden.

The kitchen/diner is impressive in size, offering ample space for dining furniture alongside a well appointed kitchen with extensive worktop space, plentiful storage cupboards and lovely views over the garden. A door from the kitchen also leads directly outside. The garden features a decked seating area, lawn and charming circular patio - a wonderful space for relaxing, entertaining and family time in the summer months. A convenient downstairs WC completes the ground floor.

Upstairs are three generous double bedrooms. The principal bedroom is especially spacious with large windows, high ceilings and ample room for wardrobes and bedroom furniture. The two further double bedrooms are bright and well proportioned. The family bathroom completes the floor with a full suite and window for natural ventilation.

There is excellent potential for a loft conversion (STPP), making this a fantastic long-term family home.

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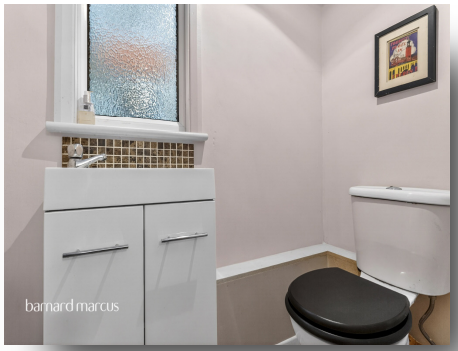
# Addiscombe Court Road, Croydon

- 3 Double Bedrooms
- Upstairs Bathroom
- 2 Reception Rooms
- Large Kitchen/Diner
- Potential to Extend Loft STPP
- Stones Throw to East Croydon Station
- Additional W/C

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

## £550,000



Please note the marker reflects the postcode not the actual property

**view this property online** barnardmarcus.co.uk/Property/CRY113391

The Property Ombudsman

Property Ref:
CRY113391 - 0004

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