

# Truuli



## Lower Addiscombe Road, Croydon, Surrey, CR0

£630,000 Freehold

- Scope for extension (STPP)
- Off street-parking
- Three reception rooms
- Four bedroom home
- Good order throughout
- Excellent transport links

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**\*\*Vendor Comments\*\*** "After viewing many properties, as soon as our family of 5 viewed this property, it was ideal for our family as it captured everything we needed.

**LOCATION:** Some of our family were of school age and others were working in London. The bus stops either side are just a 30 second walk and goes direct to East Croydon Station (trains take between 17-20 mins into London Bridge, London Victoria, London St Pancras International 29 mins and Gatwick Airport 15 mins), South Croydon (367 or 312), West Croydon Station (289). School bus (689) servicing schools between West Croydon and Glade Gardens. In the opposite direction buses go to Norwood Junction Station, Elmers End large Tescos and Bromley. We are also a 5 mins walk to either Addiscombe or Sandilands Trams stops which go to East Croydon Station, West Croydon Station, Addington, Wimbledon, Beckenham Junction and Elmers End.

**SPACE:** We were attracted to this property as the rooms are large with high ceilings, there was three reception rooms when we bought this property but we used one as a bedroom which has doubled glazed doors leading to our crazy paved low maintenance garden. This property was also ideal for my brother as he was able to have his own privacy on third floor with a huge bedroom with ensuite.

**LOCAL AREA:** 5-10 mins walking distance (on Lower Addiscombe Road), Nursery (across the road), Dry Cleaners, Laundrette, Greggs, Nissan, Sainsbury's, Co-op, Cafes and Chinese, Indian, Pizza and Italian Restaurants. Our GP is 5 mins walk, dentist and opticians 10 mins walk.

We have been so blessed to have everything on our door step and will be sad to leave. However, our family are grown and have left home and our home is now to large for us."

Conveniently located within a short walk of local shops and amenities is this impressive four bedroom semi-detached family home located on Lower Addiscombe Road. The property is within close distance of East Croydon Train Station as well as numerous Tram and Bus stops with direct links to Croydon, Wimbledon and Beckenham Junction mainline stations, all with their convenient and frequent services into Central London and Gatwick. The house has the added benefit of off-street parking for two to three cars, with the internal accommodation comprising; an entrance hall with access to all ground floor rooms, three generous bright and airy reception rooms, larger than average kitchen. The first floor accommodation provides three well proportioned bedrooms and a three-piece family bathroom with the upper floor containing the fourth bedroom along with an additional bathroom. Croydon town centre is within close proximity; offering a wide variety of shops, bars, restaurants and leisure facilities. With the much anticipated delivery of the Westfield Shopping Centre now confirmed, Croydon will be further complimented by its arrival.

