

Edgecumbe Court Ashburton Road, Croydon

£350,000







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Croydon

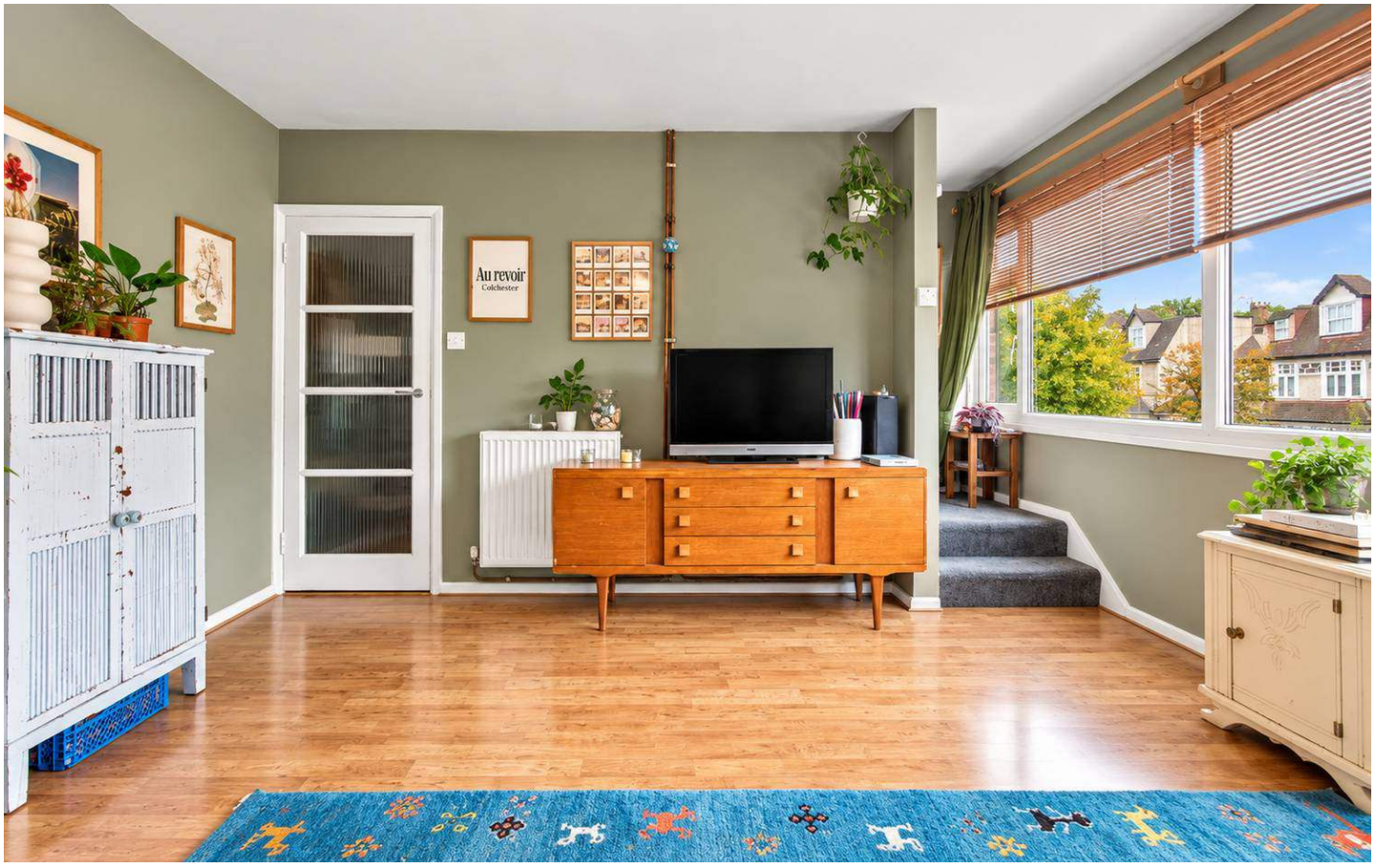
Spacious split-level maisonette with private entrance, two double bedrooms, garage, parking and communal gardens in Addiscombe, Croydon. Close to transport, shops, and schools.
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

- Exceptional split-level maisonette arranged over three thoughtfully designed levels, offering generous space and natural light
- Private entrance leading to a welcoming hallway with ample internal storage
- Spacious reception room with dedicated seating and dining areas, ideal for relaxing and entertaining
- Larger-than-average separate kitchen with excellent storage and plenty of space for cooking and socialising
- Two generous double bedrooms, both featuring built-in storage
- Valuable off-street parking and a private garage, a rare advantage in this location
- Well-maintained communal gardens, providing a pleasant green space to enjoy
- Sought-after Addiscombe location in Croydon, close to excellent transport links, local shops, schools and green spaces







Hallway

Reception
14' 9" x 14' 0" (4.50m x 4.27m)

Dining Room
9' 7" x 9' 0" (2.92m x 2.74m)

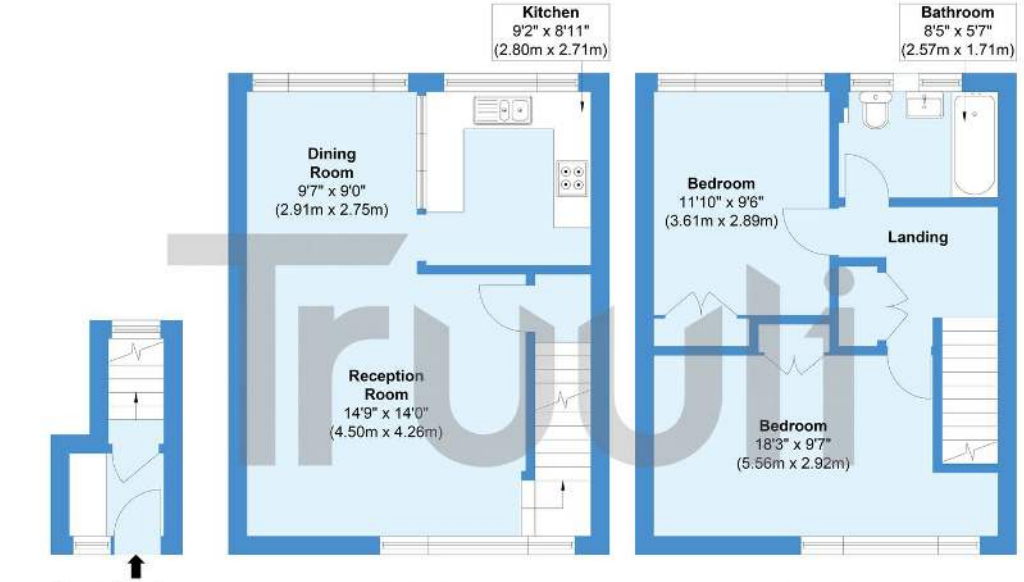
Kitchen
9' 2" x 8' 11" (2.79m x 2.72m)

Bathroom
8' 5" x 5' 7" (2.57m x 1.70m)

Bedroom 1
18' 3" x 9' 7" (5.56m x 2.92m)

Bedroom 2
11' 10" x 9' 6" (3.61m x 2.90m)

Edgecumbe Court, CR0



Approximate Gross Internal Area = 83.55 sq m / 900 sq ft

This floor plan is not to scale and measurements and areas are approsimate and therefor snould be used for illustrative purposes only. maximum widths and lengths are represented on the floor plar. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on fithereis any aspact of particular importance, you should carry out or commission your own inspection at the property.



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