



Ashburton Avenue, Croydon

Guide Price **£625,000**



56 Ashburton Avenue

Croydon

Guide price £625,000 - £650,000 Presenting an exceptional five-bedroom terraced family home, offered to the market in good condition and situated on a popular residential road in Addiscombe.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Modern fitted kitchen opening onto a versatile conservatory/utility room with direct garden access
- Ground floor shower room and WC, plus a well-appointed family bathroom and second shower room upstairs
- Off-street parking to the rear and a beautifully maintained rear garden ideal for outdoor entertaining
- Excellent location — close to Trinity and Coloma schools, Addiscombe tram stop with links to East Croydon, Wimbledon and Beckenham, plus nearby Addiscombe Recreation Ground and Lloyd Park
- Five bedrooms including four doubles, with abundant built-in storage on the top floor
- Guide price £625,000 - £650,000





Reception

16' 2" x 12' 9" (4.93m x 3.89m)

Dinning Room

14' 0" x 11' 3" (4.27m x 3.43m)

Conservatory

13' 6" x 10' 5" (4.12m x 3.18m)

Kitchen

12' 9" x 7' 2" (3.89m x 2.18m)

Shower Room 1

7' 2" x 4' 9" (2.18m x 1.45m)

Bedroom 1

16' 2" x 10' 11" (4.93m x 3.33m)

Bedroom 2

14' 0" x 12' 7" (4.27m x 3.84m)

Bedroom 3

9' 0" x 6' 10" (2.74m x 2.08m)

Bathroom

9' 7" x 6' 2" (2.92m x 1.88m)



Bedroom 4

10' 7" x 9' 1" (3.23m x 2.77m)

Bedroom 5

13' 2" x 10' 7" (4.01m x 3.23m)

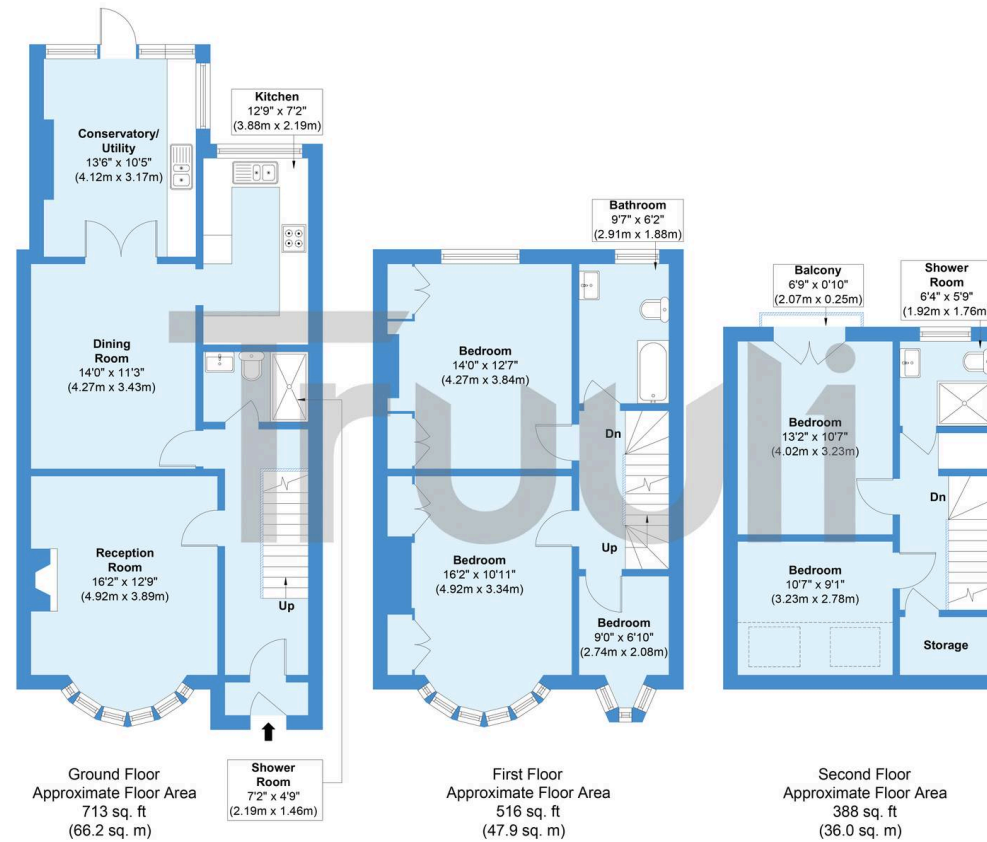
Shower Room

6' 4" x 5' 9" (1.93m x 1.75m)

Balcony

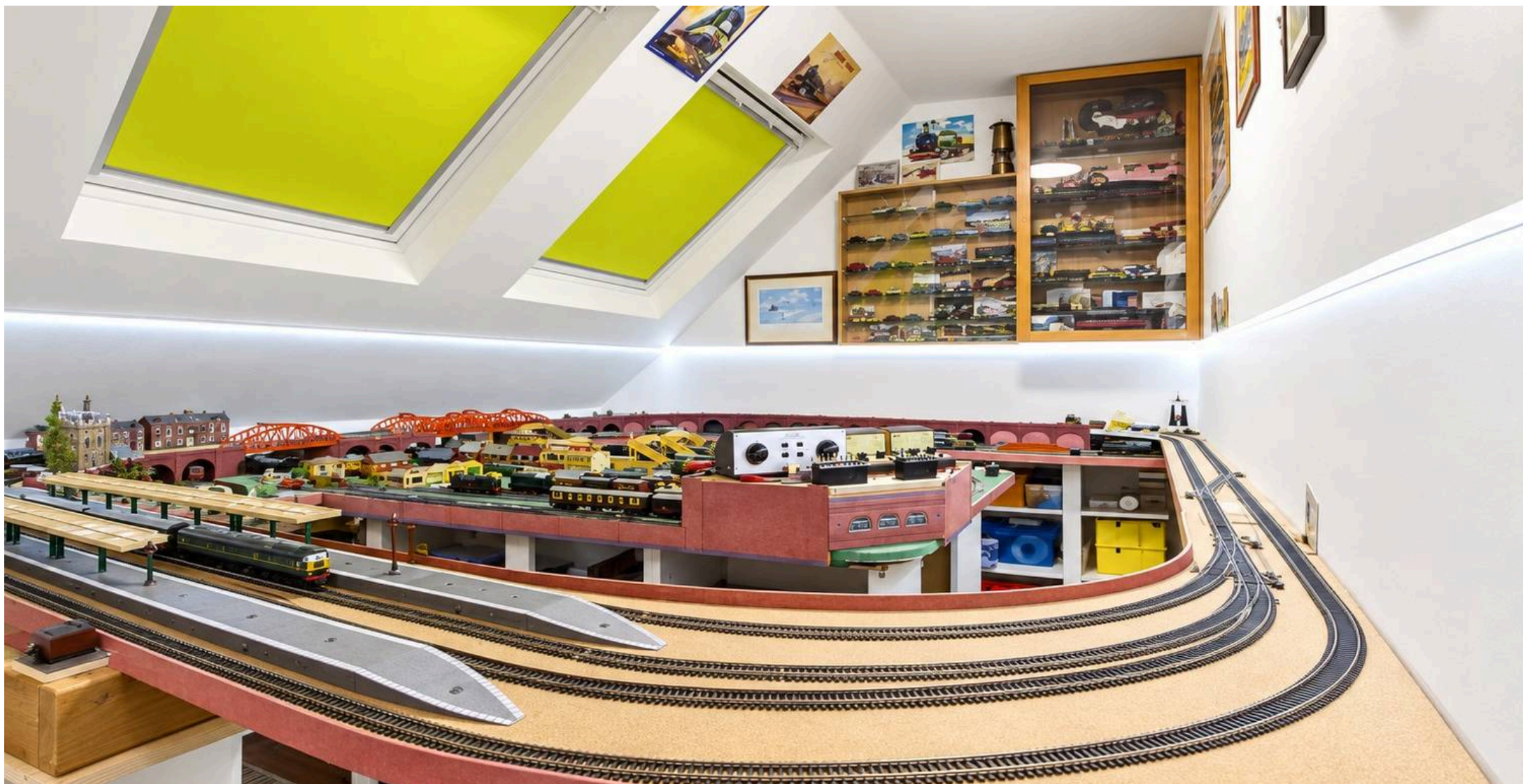
6' 9" x 5' 9" (2.06m x 1.75m)

Ashburton Avenue, CR0 7JE



Approximate Gross Internal Area = 150.1 sq m / 1616 sq ft

This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and lengths are represented on the floor plan. 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 if there is any aspect of particular importance, you should carry out or commission your own inspection at the property.



Truuli

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