



3 Cooper Road, Croydon, CR0 4DL



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Guide price £500,000

Cromwells  
ESTATE AGENTS



3 Cooper Road, Croydon, CR0 4DL

## **Overview**

Cromwells Wallington are delighted to offer this immaculately presented, three bedroom extended family home. The property offers modern open plan living, a detached cabin, pretty Parkland views and off street parking.

The property is ideally located close to several well-regarded local schools, making it a great choice for families with children.

Excellent transport connections are within easy reach, with Waddon Station offering direct services into Central London—ideal for commuters.

Residents can enjoy a wide selection of nearby amenities, including shops, cafés, restaurants, and major supermarkets such as Morrisons and Sainsbury's.

For outdoor leisure, the lovely Duppas Hill Recreation Ground is just moments away, providing open green space perfect for family walks, picnics, and recreational activities.

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### Accommodation

Covered entrance

Stained glass composite front door to..

### Entrance hall

Wood laminate flooring, double panel radiator, under stairs storage covered, UPVC double glazed window to side aspect, picture rail, wall mounted “hive” heating control.

### Lounge

UPVC double glazed window to front aspect, single panel radiator, fireplace with tiled surround, fitted shelving and storage cupboards, wood laminate flooring, dado rail, coved ceiling and ceiling rose.

### Kitchen

Range of fitted wall units with matching cupboards and drawers below, marble effect worktops with inlaid stainless steel sink and chrome mixer tap, space for large gas range cooker with extractor, fan above, space for tall standing fridge/freezer, integrated dishwasher, tiled flooring, tiled splashback, space and plumbing for washing machine, open plan to..

### Dining area

UPVC double glazed windows and doors to rear garden, two features skylights, wood laminate flooring, double panel radiator.

### Downstairs bathroom

Modern suite comprising panel enclosed bath with Victorian style chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level flush WC, heated chrome towel rail, tiled flooring, part tiled walls, extractor fan, obscure UPVC double glazed window to side aspect.

### Stairs to 1st floor landing

UPVC double glazed window to front aspect with Parkland views, single panel radiator, picture rail, loft access.

### Bedroom one

UPVC double glazed window to front aspect with Parkland views, single panel radiator, dado rail, picture rail, coved ceiling.

### Bedroom two

UPVC double glazed window to rear aspect , single panel radiator, dado rail , picture rail.

### Bedroom three

UPVC double glazed window to rear aspect, single panel radiator, picture rail, dado rail.

### Separate WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, tiled flooring, obscure UPVC double glazed window to side aspect.

### Rear garden – approximately 40ft

Mainly laid to lawn with shrubs and flower beds bordering, side and rear patio areas, fence enclosed, gated side access, outside tap.

### Detached cabin

Wood laminate flooring, wall mounted heater, UPVC double glazed windows and double doors at front, outside lighting.

### Front

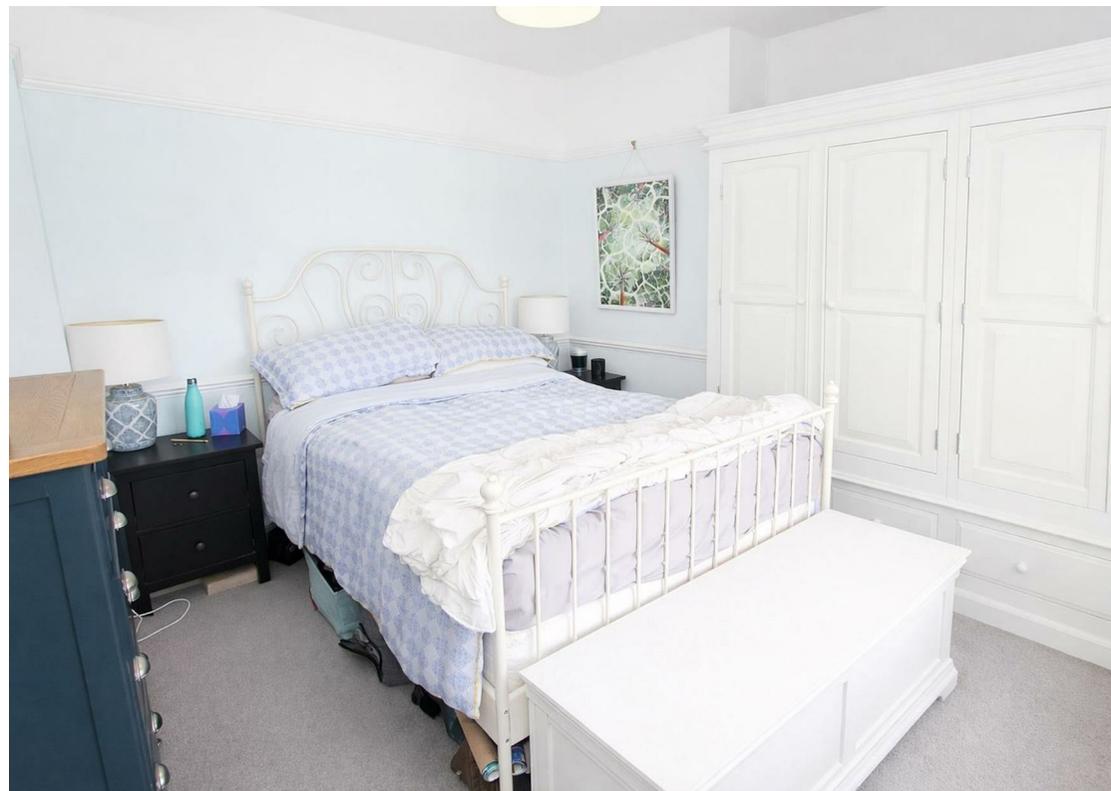
Block paved driveway providing off street parking.

### BUYER’S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

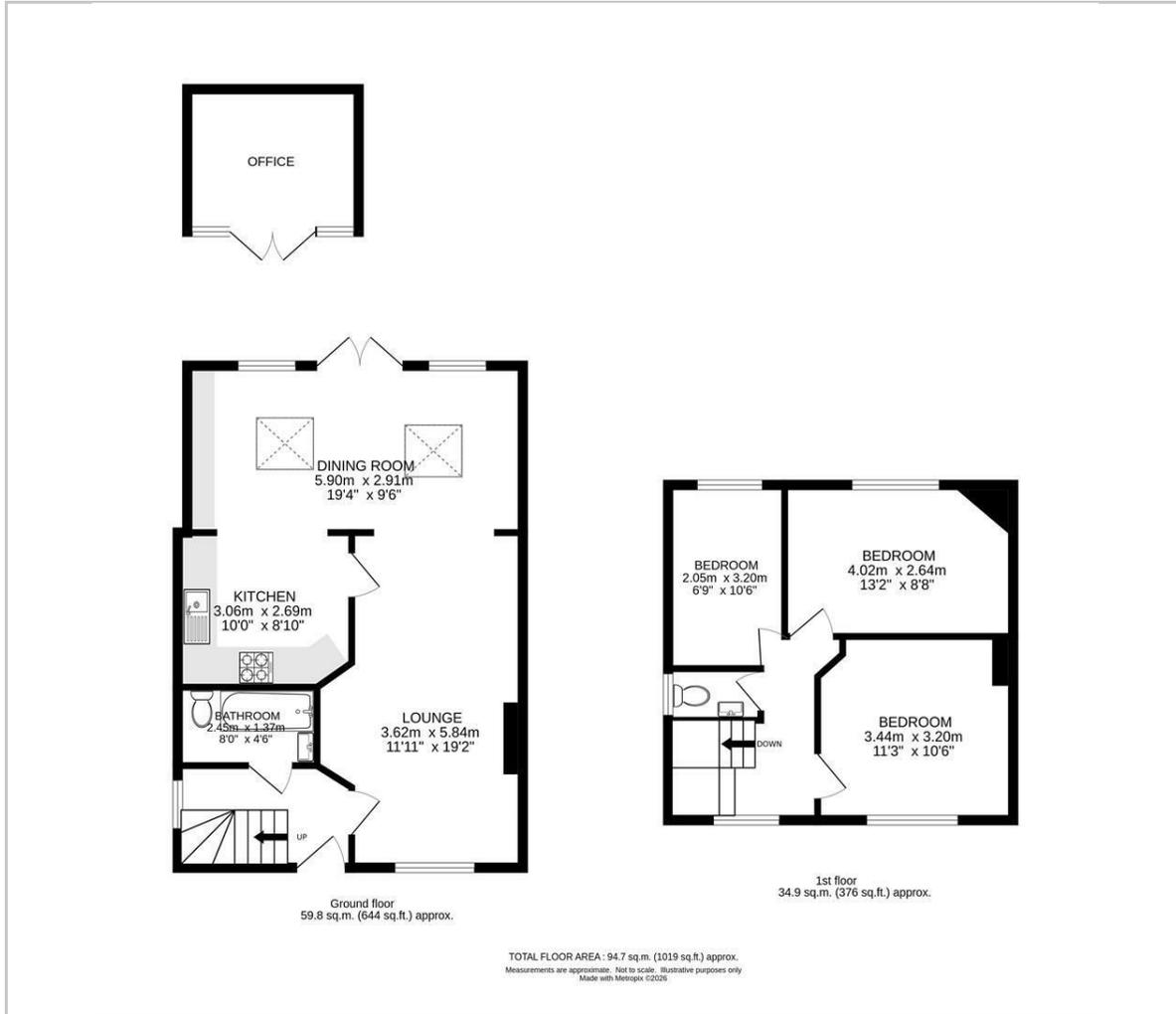








## Floor Plan

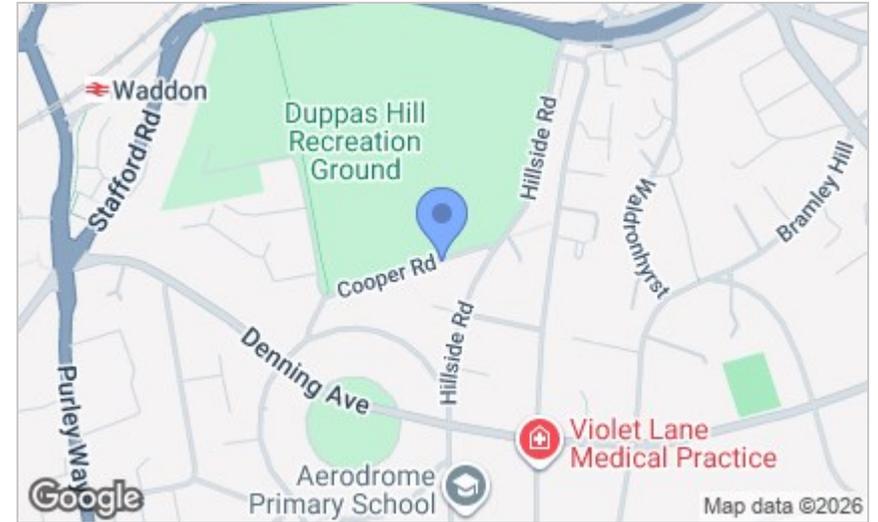


## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

