



3 Dunsbury Drive, South Croydon, CR2 9FF



Guide price £600,000

Cromwells
ESTATE AGENTS



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Cromwells are delighted to offer this STUNNING three bedroom, two bathroom end of terrace family home. The property benefits from modern open plan living, underfloor heating, a larger than average rear/side garden and allocated parking.

Situated in a highly sought-after private close near to excellent schools, transport links and shops, the home is also just a stone’s throw from Croham Hurst Woods, Selsdon Wood Nature Reserve, making it perfect for peaceful walks and enjoying nature right on your doorstep.

Accommodation
Covered entrance
Composite front door leading to:

Entrance hall
Wood flooring with underfloor heating, wall mounted alarm panel.

Open plan lounge/diner/kitchen
Kitchen area
Range of fitted wall units with matching cupboard drawers below, composite worktops with inlaid stainless steel sink and chrome mixer tap, inlaid induction hob with extractor fan above, integrated fridge/freezer, integrated oven/grill/microwave, integrated dishwasher, integrated washing machine, UPVC double glazed windows to front aspect, wood flooring with underfloor heating.

Lounge/diner
UPVC double glazed window to front aspect and patio doors to rear, wood flooring with underfloor heating, wall mounted heating controls, large storage cupboard housing boiler.

Downstairs shower room
Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, tiled walls, tiled flooring, extractor fan, wall mounted sensor mirror.

Stairs to 1st floor landing

Bedroom one
UPVC double glazed window to front aspect, fitted wardrobes and access to eaves storage, underfloor heating with wall mounted control.

Bedroom two
Velux window to side aspect, underfloor heating with wall mounted control.

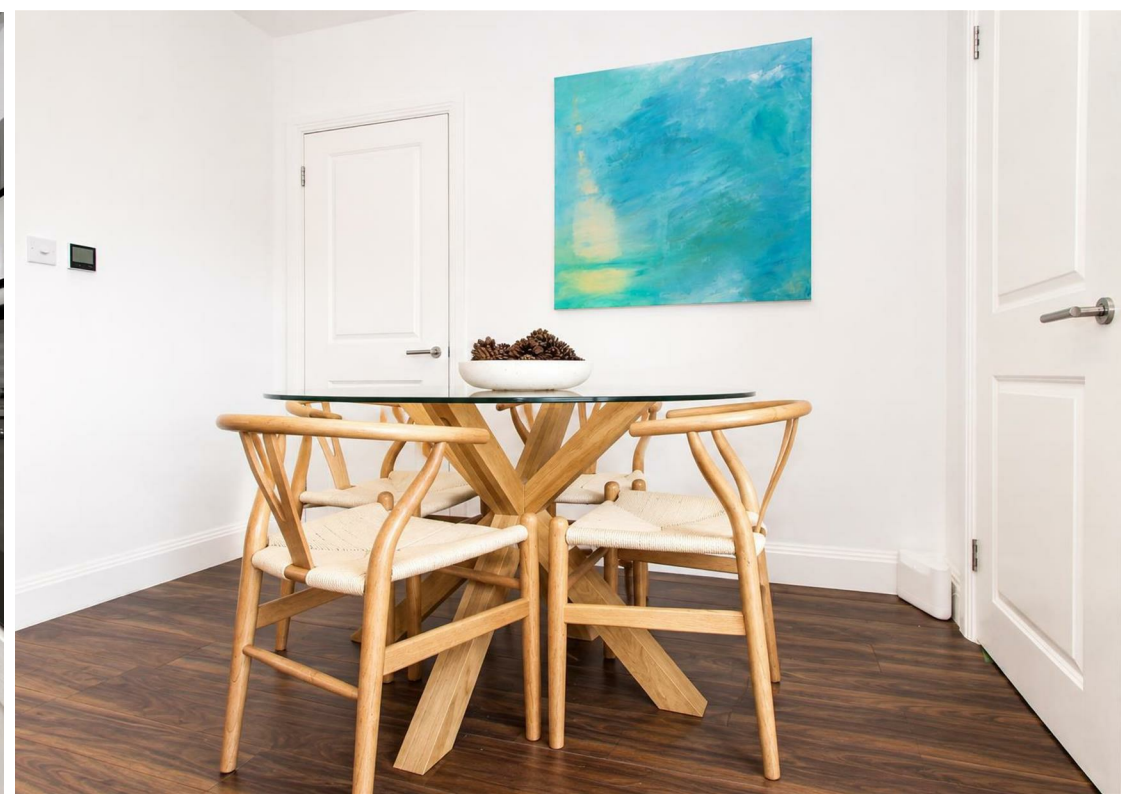
Bedroom three
UPVC glazed window to rear aspect, underfloor heating with wall mounted control.

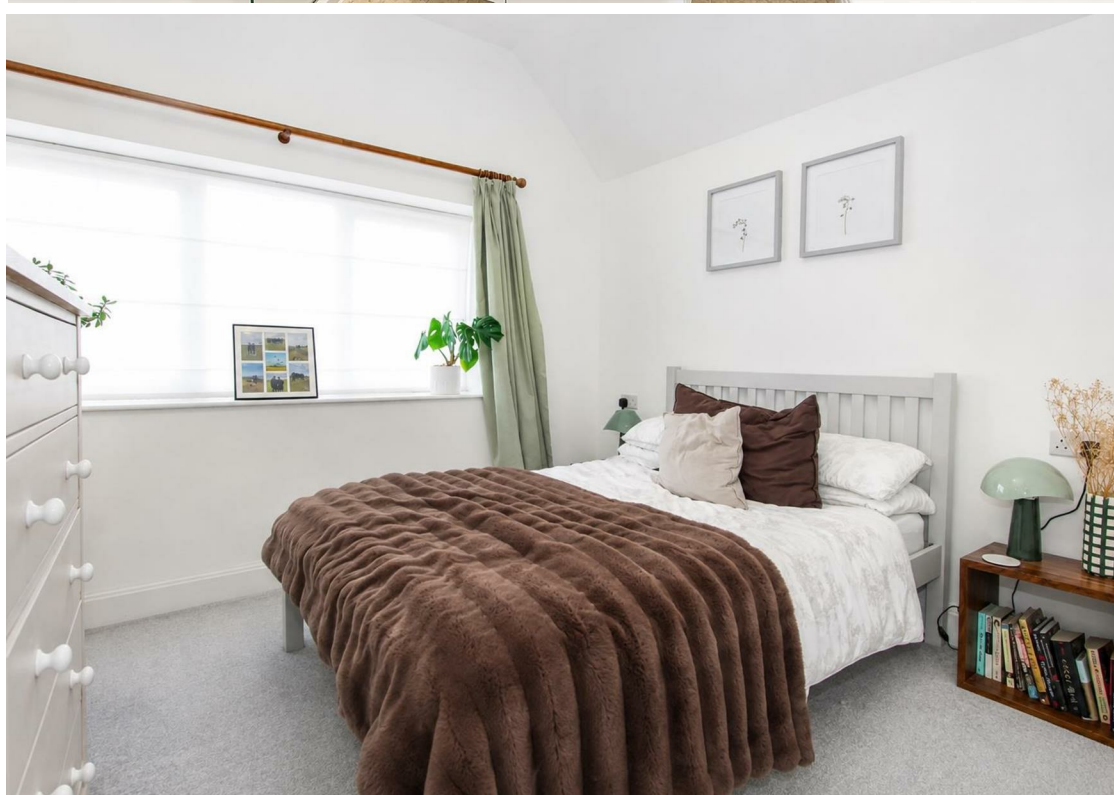
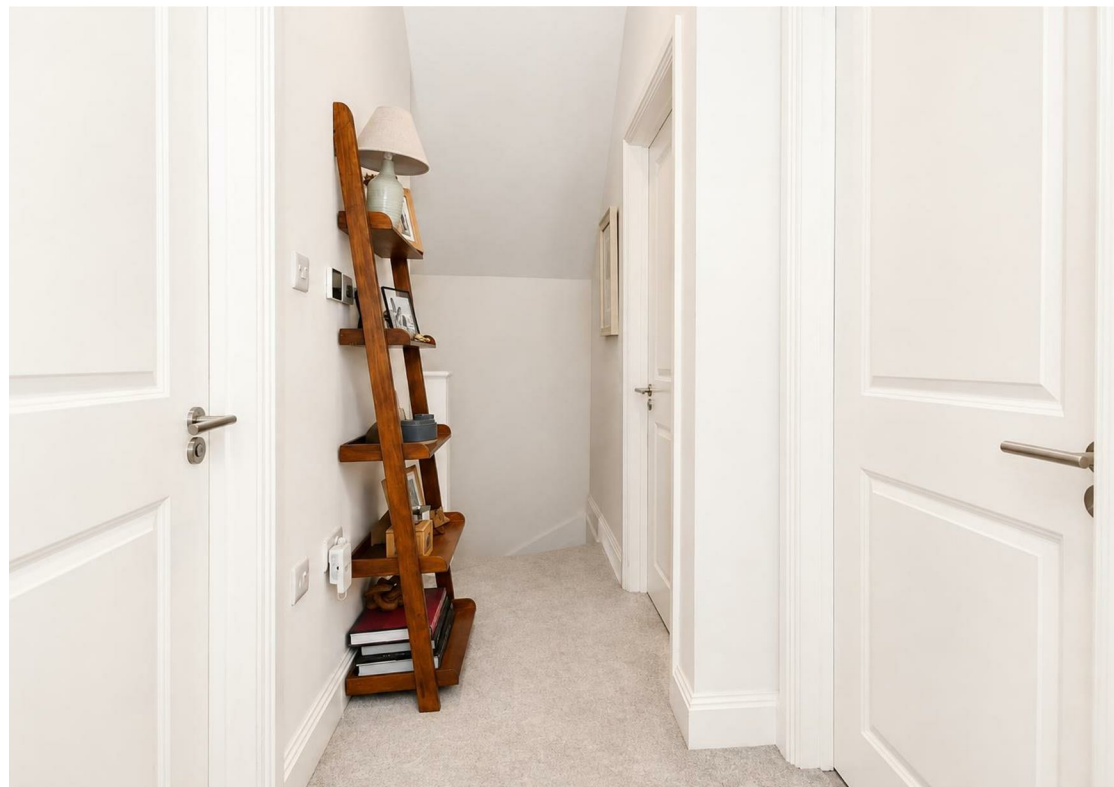
Bathroom
Luxury modern suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, tiled flooring, tiled walls, extractor fan.

Rear and side gardens (South facing)
Approximately 75ft
Large paved patio area leading to wrap around lawn section with flower beds bordering, garden shed, fence enclosed, outside tap, gated side access.

Front
Allocated parking directly outside the property, EV charger point.

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

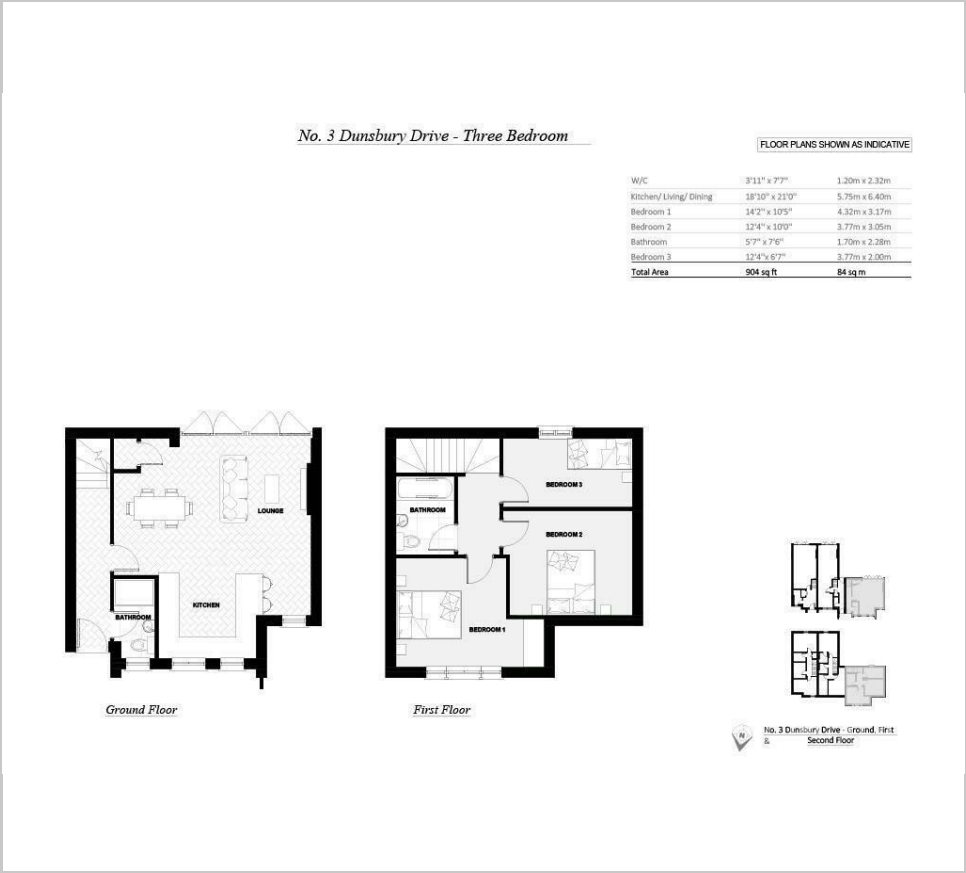








Floor Plan



Additional Information

Build within the last 2-3 years- Vendor owned since new.

Boiler is combination boiler, serviced every year, located in eaves cupboard under stairs

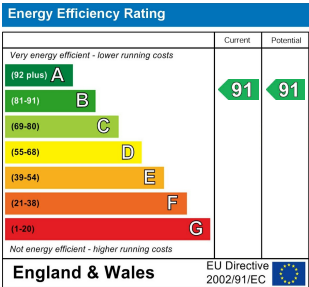
Boundary- Vendor advised she believes right hand side and back fence is theirs, as you look from the rear of the property.

Off street parking space, numbered and directly outside

Under floor heating upstairs and downstairs- and all rooms have climate control

Electric cabling all in place for electric car charging, just need a unit fitted should you wish to have one

Vendors looking to buy onwardly



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.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.