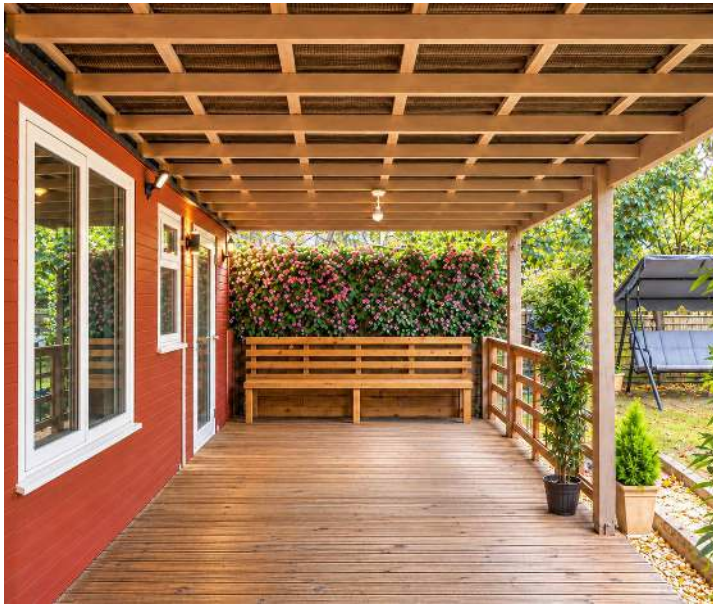


Dunley Drive, New Addington

Guide Price **£450,000**







Dunley Drive

New Addington, Croydon

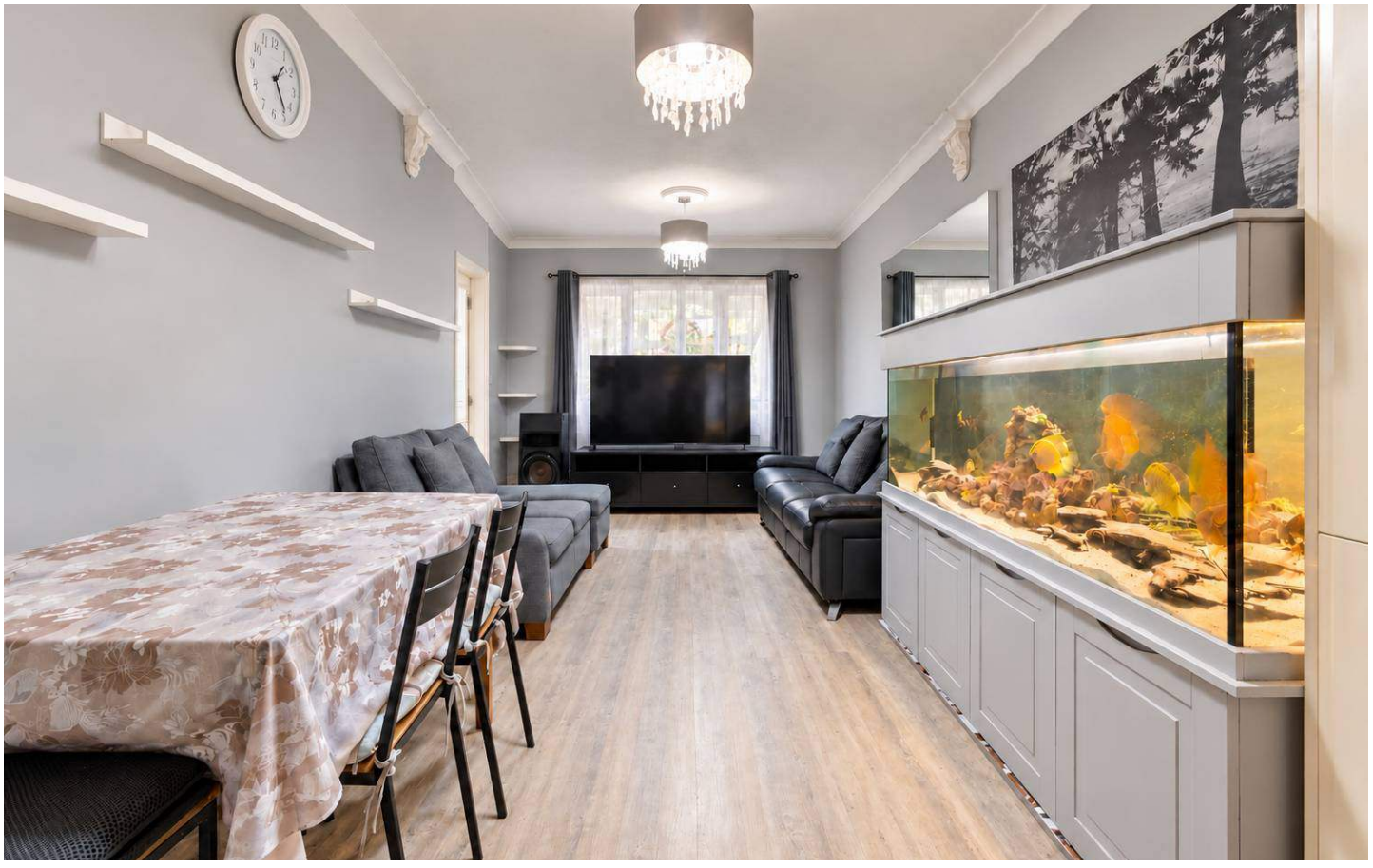
Spacious 3-bed home with separate annexe, large garden, driveway for 3-4 cars, near parks, shops, schools, and tram to East Croydon. Ideal for families seeking convenience and green space.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Convenient transport links to East Croydon and London
- Tram stop within approximately a five-minute walk
- Separate annex with bedroom, living room and toilet
- Peaceful, green surroundings with a strong community feel
- Excellent potential for growing families
- Lidl, Tesco and Sainsbury's all accessible nearby
- Schools within walking distance
- Well-kept garden, ideal for family gatherings and entertaining
- Community activities and local organisations
- A welcoming environment for different generations







Hallway

Reception/Dining area
21' 1" x 10' 8" (6.43m x 3.26m)

Living Room
15' 10" x 12' 2" (4.82m x 3.70m)

KItchen
8' 2" x 6' 9" (2.48m x 2.07m)

Study
12' 0" x 7' 9" (3.65m x 2.35m)

Bedroom
9' 5" x 6' 9" (2.87m x 2.07m)

Bathroom
5' 7" x 2' 11" (1.70m x 0.88m)

Utility Room
6' 2" x 5' 11" (1.87m x 1.80m)

Bedroom
9' 0" x 8' 2" (2.74m x 2.48m)

Bedroom
9' 2" x 9' 0" (2.80m x 2.74m)

Bedroom
9' 11" x 9' 11" (3.02m x 3.01m)

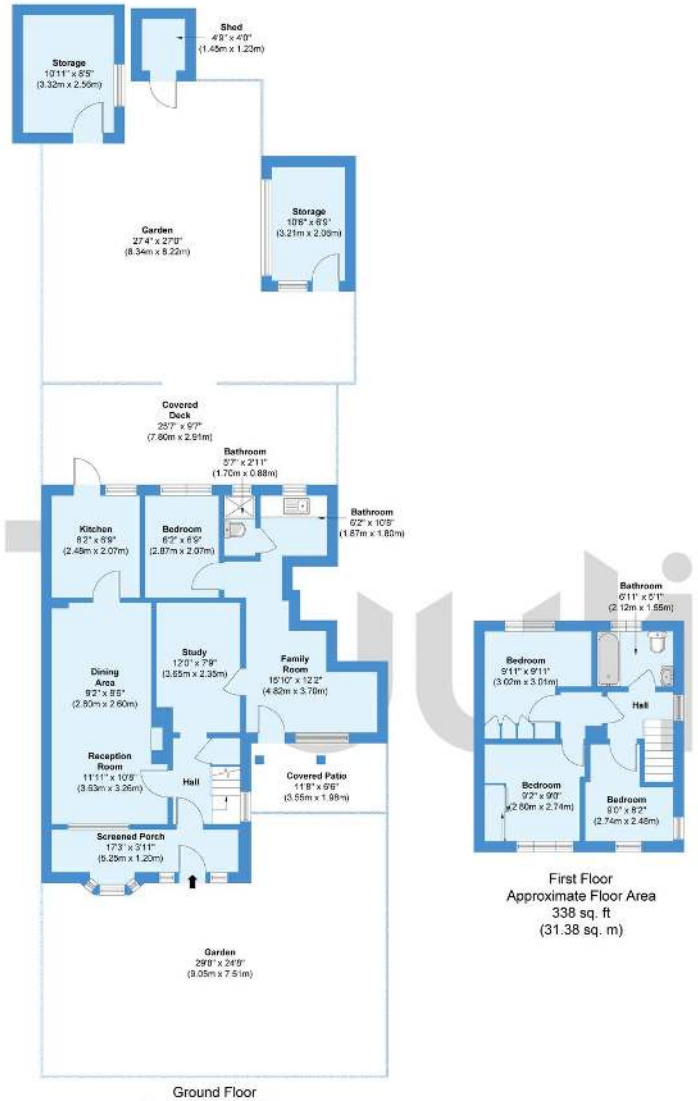
Bathroom
6' 11" x 5' 1" (2.12m x 1.55m)

Storage
6' 9" x 10' 6" (2.06m x 3.21m)
Storage in the garden.

Storage
8' 5" x 10' 11" (2.56m x 3.32m)
Storage in the garden.

Shed
4' 0" x 4' 9" (1.23m x 1.45m)

Dunley Drive, CR0



Ground Floor
Approximate Floor Area
965 sq. ft
(89.63 sq. m)

First Floor
Approximate Floor Area
338 sq. ft
(31.38 sq. m)

Approximate Gross Internal Area = 121.01 sq m / 1303 sq ft
(Including Storages & Shed)
Storages = 15.11 sq m / 163 sq ft
Shed = 1.78 sq m / 19 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.



Truuli

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