

17 Sunny Nook  
Gardens, South  
Croydon, Surrey, CR2  
6PX



**OIEO £525,000**

GUIDE PRICE - £525,000 to £535,000

Charming & Spacious Family Home with Rare Parking in South Croydon

Welcome to this beautifully presented and thoughtfully improved 3-bedroom family home nestled in a quiet cul-de-sac in the desirable South Croydon area. Offering approximately 1100 sq. ft of living space, this property boasts a rare and highly sought-after feature: a private rear carport, providing secure off-street parking – a true gem in this location!

Key Features:

**Open-Plan Living:** The current owners have meticulously maintained and enhanced this home, including a recent kitchen refurbishment that seamlessly flows into the dining area, creating a bright and sociable open-plan space perfect for modern family living and entertaining.

**Stylish Interiors:** Enjoy a stylish living room, three well-proportioned bedrooms, and a family bathroom, catering to all your needs.

**Rare Carport:** Benefit from the convenience and security of a private rear carport, a valuable asset in this popular residential area.

**Prime Location:** Situated in the heart of South Croydon, this property offers easy access to a wealth of amenities.

Floorplan

