

## Airport House Business Centre, Croydon, Surrey, CR0 0XZ

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









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:**

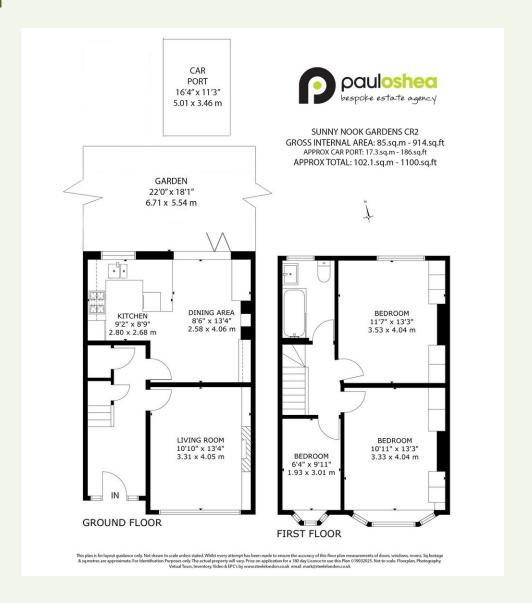
Open-Plan Living: The current owners have meticulously maintained and enhanced this home, including a recent kitchen refurbishment that seamlessly flows into the dining area, creating a bright and sociable open-plan space perfect for modern family living and entertaining.

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

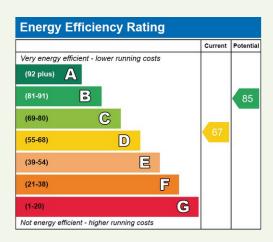
Rare Carport: Benefit from the convenience and security of a private rear carport, a valuable asset in this popular residential area.

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

## **Floorplan**



#### **EPC**



### **Features**

- Spacious Family Home:
   Approximately 1100 sq ft of total living space, including a generous garden.
- Open-Plan Living: Modern kitchen seamlessly connected to the dining area, perfect for entertaining.