



**Dunley Drive, New Addington Croydon CR0 0RU**

**Welcome to**

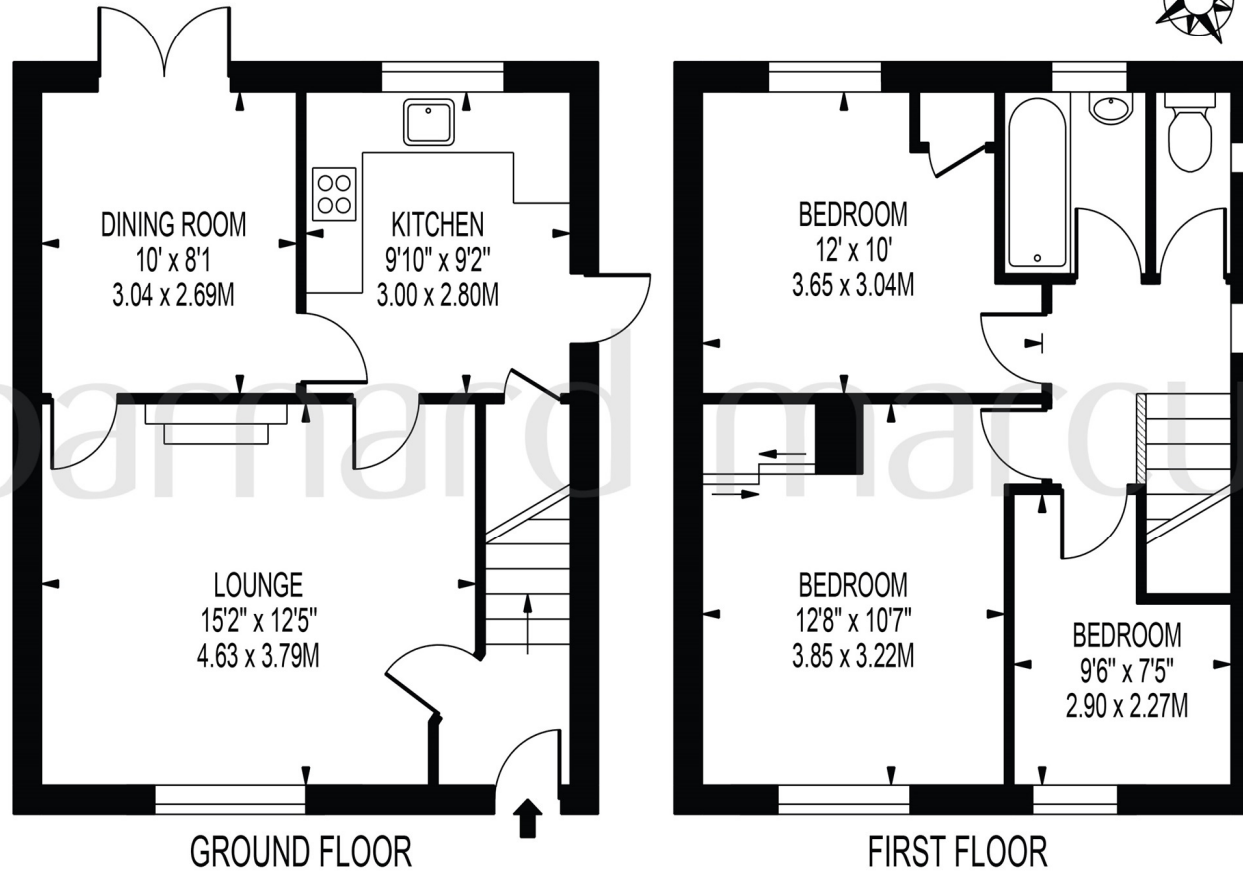
**Dunley Drive, New Addington Croydon**

This is a perfect opportunity to acquire this three bedroom semi-detached family house, located in a quiet part of New Addington within easy reach of tram links, bus routes, excellent schools, and various shops and amenities.



# DUNLEY DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 832 SQ FT - 77.28 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

The property comprises of lounge, two reception rooms, separate kitchen whilst upstairs there are three bedroom and family bathroom. Externally there is a large rear garden with patio and brick-built storage shed and further benefits include solar panels and front garden. Croydon town centre is accessible via great public transport links and for those who enjoy long walks, there are many green spaces nearby along with a number of golf courses including Addington Palace and Farleigh.

## Welcome to

### Dunley Drive, New Addington Croydon

- Three-bedroom house
- Semi-detached
- Quiet Area
- Front and rear gardens
- Upstairs bathroom
- Various transport links nearby
- Solar panel installation
- Two receptions

Tenure: Freehold EPC Rating: C

offers in excess of

# £400,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS108963](https://www.barnardmarcus.co.uk/Property/SCS108963)



Property Ref:  
SCS108963 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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