



3 Sylvan Close

South Croydon, CR2 8DS

Guide Price £585,000



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Daniel Adams are delighted to offer this well loved 3/4 bedroom semi-detached home which the owners have been in residency for over 27 years. Tucked away in a sought-after residential cul-de-sac. As you step through the door, you're greeted by a warm, spacious and light atmosphere, perfectly blending modern comfort with timeless charm.

The ground floor beckons with a porch, two spacious reception rooms, offering versatile spaces for relaxation and entertainment. A well-equipped kitchen leading to a convenient utility room adds practicality to daily living. What truly sets this home apart is the side extension, seamlessly transitioning into a flexible space ideal for accommodating guests, creating a home office, or a downstairs bedroom complete with a shower ensuite.

Ascend upstairs to discover the upper level, where you will find three cosy bedrooms. A well-appointed bathroom and separate W/C to ensure convenience for busy households.

Outside, a large, flat and sunny garden invites you to bask in outdoor activities, providing ample space for family gatherings, children's play, or simply soaking up the sun on lazy afternoons.

Located in close proximity to reputable schooling options and an array of local amenities, including shops, parks, and leisure facilities, this home promises both comfort and convenience at your doorstep.





Porch
2'4" x 6'11" (0.72m x 2.12m)

Entrance Hall
15'11" x 6'8" (4.86m x 2.05m)

Dining Room
12'0" x 12'8" (3.67m x 3.88m)

Kitchen
9'5" x 8'4" (2.88m x 2.55m)

Utility Room
10'4" x 7'5" (3.16m x 2.27m)

Office/Bedroom
11'10" x 7'5" (3.61m x 2.28m)

Shower Ensuite
3'2" x 7'4" (0.98m x 2.26m)

Landing
10'0" x 2'11" (3.05m x 0.9m)

Bedroom
14'9" x 10'7" (4.52m x 3.23m)

Bedroom
13'3" x 11'9" (4.04m x 3.6m)

Bedroom
8'7" x 7'9" (2.64m x 2.37m)

WC
2'8" x 4'6" (0.83m x 1.38m)

Bathroom
6'4" x 7'8" (1.95 x 2.34m)



Floor Plan



Area Map



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Graph

