



**60 Arnhem Drive, New Addington – CR0 0EB**

Guide Price **£435,000**

**P A R K &  
B A I L E Y**



## 60 Arnhem Drive

New Addington, Croydon

Beautifully presented and extended three-bedroom family home with kitchen/breakfast room, utility and second shower room, lounge/diner, driveway and generous rear garden in a convenient location.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Well-presented three-bedroom family home
- Rear extension creating spacious kitchen/breakfast room
- Utility room with work surface/desk and appliance space
- Second ground-floor shower room
- Bright double-aspect lounge/dining room
- Additional dining area or study off the lounge
- Three first-floor bedrooms
- Refitted family bathroom with bath, shower, WC and heated towel rail
- Front driveway providing off-street parking for several cars
- Generous rear garden with patio, lawn and garden shed.



## Porch & Entrance Hall

A useful porch leads into the entrance hall, which includes an understairs cupboard housing the meters.

## Kitchen/Breakfast Room

Extended to the rear, the kitchen offers generous space and is fully fitted with a comprehensive range of base and eye-level units with work surfaces over. A double-glazed window overlooks the side, and a side door provides direct access to the front driveway.

## Lobby, Utility Room & Shower Room

Adjacent to the kitchen is a practical lobby with doors to the rear garden, utility room, and shower room.

- **Utility Room:** Space for washing machine and freezer, fitted work surface/desk, cupboard housing the boiler, and a double-glazed window overlooking the garden.
- **Shower Room:** Comprising shower, low-level WC and wash basin with double cupboard below.

## Lounge/Dining Room

A bright, double-aspect reception room with a large front-facing window and double doors leading to the rear garden. A versatile dining area or study space is located just off the lounge, offering flexible use for modern family living.

## First Floor

The first-floor accommodation includes **three well-proportioned bedrooms** and a **refitted family bathroom** with bath and shower over, WC, wash basin, part-tiled walls and heated towel rail.

## Front

A generous driveway provides off-street parking for several vehicles.

## Rear Garden

The rear garden features a large patio area, ideal for outdoor dining and entertaining, leading to a level lawn enclosed by fencing—perfect for families.

**This attractive and thoughtfully extended family home offers spacious living in a highly convenient location. Contact Park & Bailey today to arrange your viewing.**

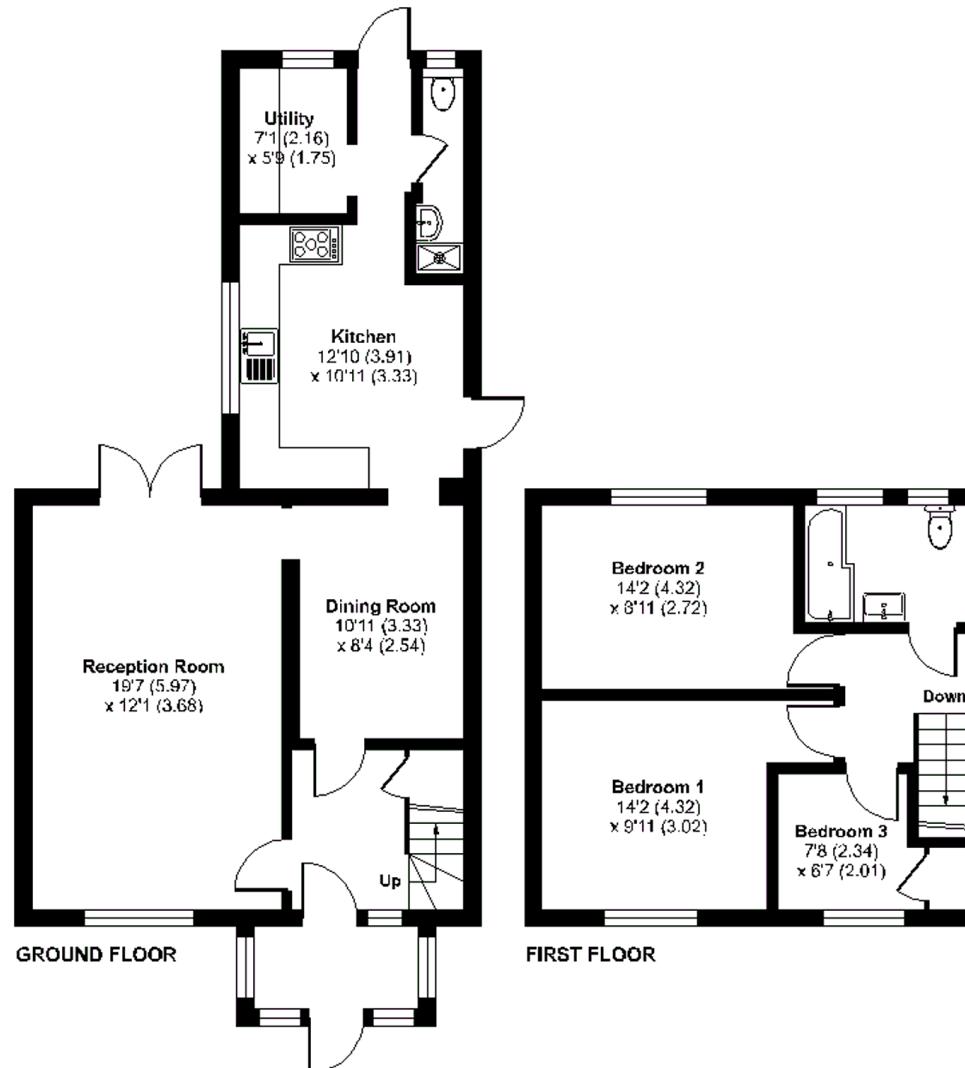


# Arnhem Drive, New Addington, Croydon, CR0



Approximate Area = 1090 sq ft / 101.2 sq m

\*For identification only - Not to scale



For plan produced in accordance with RICS Property Measurement Standards Incorporating International Property Measurement Standards (IPMS2 Residential). © Rightmove 2023.  
Produced by Park & Bailey. RLI : 1036635



## Park & Bailey Warlingham

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