

Porch

Entrance Hall

Living Room

9'6 x 19'6 (2.90m x 5.94m)

Kitchen

8'1 x 8'11 (2.46m x 2.72m)

Reception Room

7'4 x 11'1 (2.24m x 3.38m)

Annex Reception Room

11'11 x 8'11 (3.63m x 2.72m)

Annex Utility Room

6'2 x 5'2 (1.88m x 1.57m)

Annex Shower Room

Annex Bedroom

6'9 x 8'10 (2.06m x 2.69m)

Landing

Bedroom

10'7 x 10'5 (3.23m x 3.18m)

Bedroom

8'10 x 8'10 (2.69m x 2.69m)

Bedroom

8'2 x 8'10 (2.49m x 2.69m)

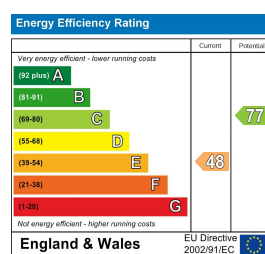
Bathroom

Garden

Off Street Parking

TAX BAND: c

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



EST 1973  
**Paul Meakin**  
ESTATE AGENTS

**Offers In Excess Of £475,000** Dunley Drive,  
Croydon, CR0 0RG

- Landscaped garden
- Off Street Parking
- Another property entrusted to Paul Meakin
- Separate Annex
- Close to amenities and transport links

Nestled in the desirable area of Dunley Drive, New Addington, this charming semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The home features three bedrooms, making it ideal for families or those seeking extra room for guests or a home office.

One of the standout features of this property is the annex, which offers additional living space and flexibility for various uses, whether it be for a teenager's retreat, a guest bedroom, or even a home office. The downstairs shower room adds to the practicality of the home, ensuring that guests and family members alike can enjoy easy access to facilities.

The landscaped rear garden is a delightful outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. It provides a serene escape from the hustle and bustle of daily life, making it an ideal spot for relaxation.

Conveniently located, this property is close to transport links and local schools, making it an excellent choice for families and commuters alike. With parking available for one vehicle, this home combines the benefits of suburban living with easy access to the amenities of Croydon.

In summary, this three/four bedroom semi-detached house on Dunley Drive is a wonderful opportunity for those seeking a spacious and versatile family home in a well-connected area. Don't miss the chance to make this lovely property your own.



