



Stunning Three-Bedroom Family Home! Immaculately Presented! Move Straight In

Coldharbour Road, Croydon, CR0 4DU, £475,000 Freehold

BURN – AND – WARNE

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About this property

THREE BEDROOMS * BEAUTIFULLY PRESENTED &
THOUGHTFULLY DESIGNED * READY TO MOVE STRAIGHT
INTO * EXCELLENT LOCAL SCHOOLS * FANTASTIC
TRANSPORT LINKS

If you're searching for a home that you can simply unpack and enjoy from day one, this exceptional three-bedroom family home is the perfect choice.

Beautifully presented throughout, the current owners have lovingly renovated and designed the property to create a stylish, welcoming home that perfectly blends modern living with everyday practicality.

The accommodation begins with entrance lobby leading into a bright and comfortable living room. Beyond this is a contemporary family bathroom and the true heart of the home—a stunning open-plan kitchen, dining and family room. Thoughtfully designed for modern lifestyles, this impressive space is ideal for everyday living. Bi-fold doors open seamlessly onto a low-maintenance, fully paved rear garden, creating an effortless indoor-outdoor living experience.

Upstairs, the property offers three well-proportioned bedrooms, each providing comfortable and versatile accommodation for growing families, professionals, or those needing home office space.

Externally, the rear garden 27'1 x 17'11 has been designed for easy maintenance, while the front of the property benefits from off-street parking for two vehicles.

Families will appreciate the excellent selection of highly regarded schools within easy reach, catering for children of all ages.

Commuters are equally well served, with train, tram and bus services all close by, providing excellent connections into Central London and the surrounding areas.

Nearest Schools

Harris Primary Academy Purley Way – approximately 0.1 miles

Wilson's School – approximately 0.6 miles

Old Palace of John Whitgift School – approximately 0.8 miles

Nearest Transport Links

Waddon Railway Station – approximately 0.3 miles

Wandle Park Tram Stop – approximately 0.7 miles

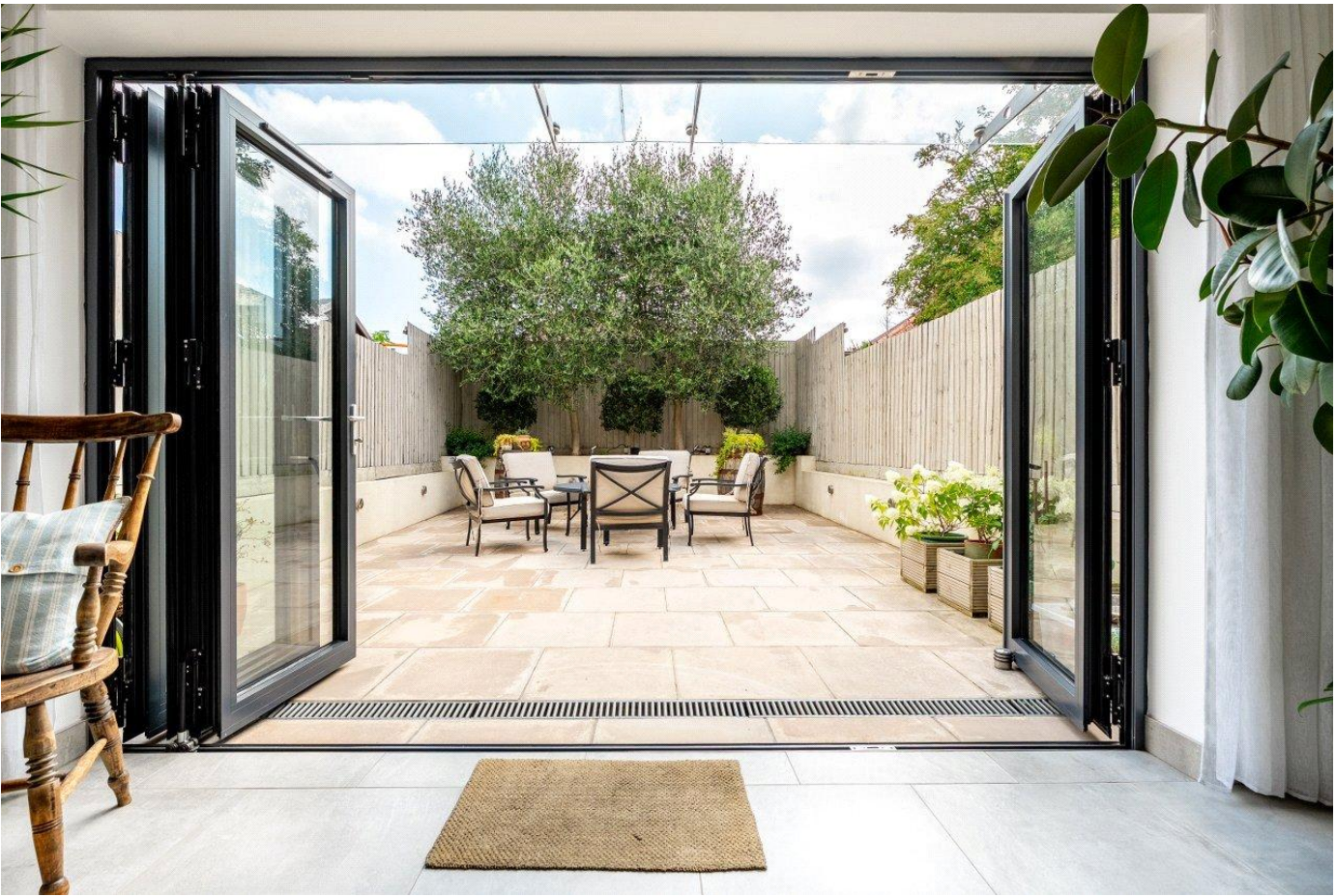
Church Street Tram Stop – approximately 0.9 miles

A beautifully finished home in a highly convenient location, offering stylish accommodation, excellent schools, and superb transport links

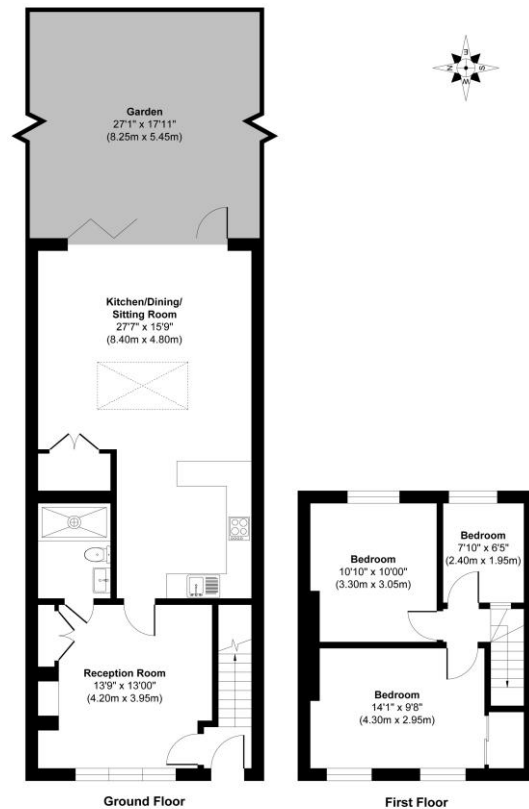
Viewing

All viewings will be accompanied and are strictly by **prior** arrangement through Burn And Warne Office.

Telephone: 020 8642 1234.







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 Approx. Gross Internal Area 1,048 sq. ft / 97.33 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.
 Plan produced by AR Net Media-www.arnetmedia.uk

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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