

A NO CHAIN PROPERTY* THREE BEDROOMS * BEAUTIFULLY PRESENTED

Coldharbour Road, Croydon, CR0 4DU, £450,000 Offers Over Freehold

BURN – AND – WARNE

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A NO CHAIN PROPERTY * BEAUTIFULLY PRESENTED & THOUGHTFULLY DESIGNED *THREE BEDROOMS * READY TO MOVE STRAIGHT INTO *FANTASTIC TRANSPORT LINKS* EXCELLENT LOCAL SCHOOLS *

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

The accommodation begins with an entrance lobby leading into a bright and comfortable living room. Further along is a contemporary downstairs family bathroom, before reaching the true heart of the home stunning open-plan kitchen, dining and family room.

Designed with modern family life in mind, this impressive space provides the perfect setting for entertaining, relaxing and spending time together. Bi-fold doors open seamlessly onto the low-maintenance rear garden, creating a fantastic sense of space and allowing for an effortless flow between the inside and outside.

Upstairs, there are three well-proportioned bedrooms, each offering comfortable and versatile accommodation. Whether you need space for a growing family, guests, or a dedicated home office, this property provides plenty of flexibility.

Outside, the rear garden measures approximately 27'1 x 17'11 and has been fully paved for ease of maintenance. To the front, there is off-street parking for two vehicles, adding further practicality to this impressive home.

The property is also ideally positioned for families, with several highly regarded schools within easy reach, including Harris Primary Academy Purley Way, Wilson's School and Old Palace of John Whitgift School.

For commuters, transport links are equally impressive, with Waddon Railway Station and local tram services at Wandle Park and Church Street providing convenient connections to 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

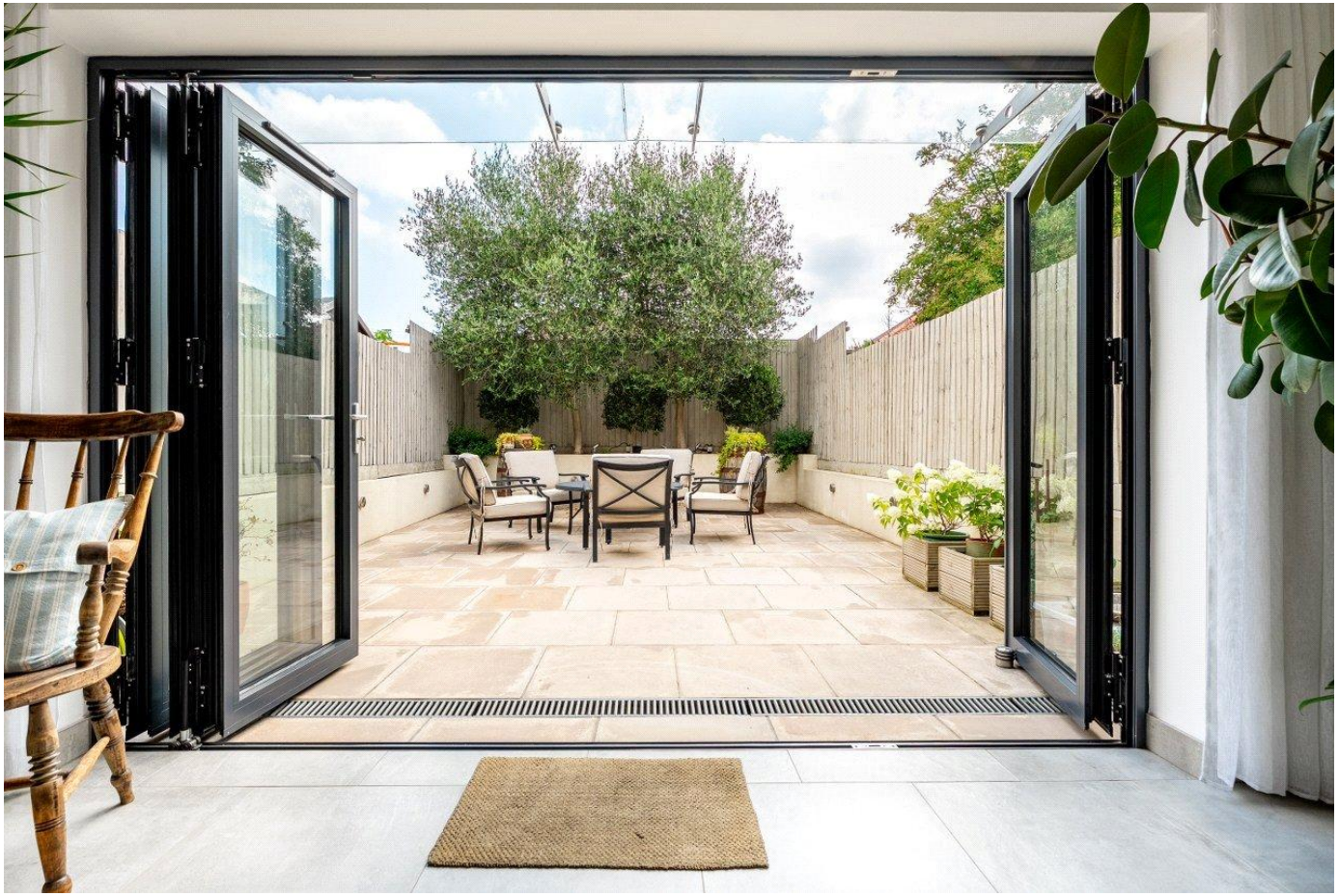
Waddon Railway Station – approximately 0.3 miles
Wandle Park Tram Stop – approximately 0.7 miles
Church Street Tram Stop – approximately 0.9 miles

A beautifully finished family home offering stylish and versatile accommodation, a superb open-planned living space, low-maintenance garden, off-street parking and an excellent choice of schools and transport links.

Viewing

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

Telephone: 020 8642 1234.









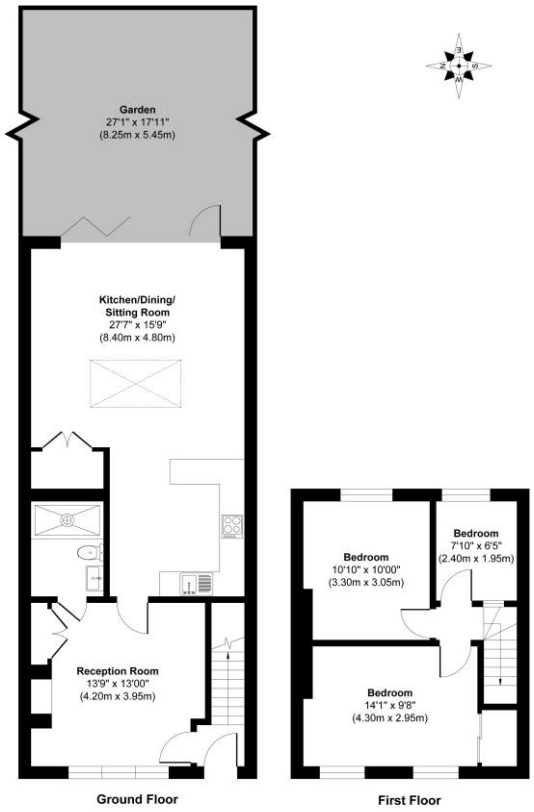












Coldharbour Road, Croydon, CR0 4DU

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, miss-statement or use of data show.

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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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