



6 Court Drive, Waddon, Croydon, CR0 4QA



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Guide price £550,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this charming three bedroom family home, situated on a sought after residential road in Waddon. The property offers modern open plan living to the ground floor, a luxury four piece bathroom suite, good bedroom sizes, a pretty rear garden and a garage.

Waddon mainline train station is within approximately 0.4 miles providing links to central London (Victoria), additionally there are various bus routes making the location ideal for commuters. The Purley Way is close at hand offering a very large and convenient selection of all your needs including Sainsbury's, Marks & Spencer's, Pets At Home, McDonalds, Curry's and PC World to name a few, along with Valley Park which offers plenty of entertainment. Further comprehensive amenities are also found in Central Croydon including an array of retail shops, the renowned "Box Park", Surrey Street market and Fairfield Halls theatre. The property is also just a few yards from "Waddon Ponds" providing a tranquil setting for all to enjoy.

Accommodation

Double glazed sliding door to entrance porch, slate tiled flooring, feature stained glass wooden front door to..

Spacious entrance hall

Parquet flooring, covered radiator, stained glass window to front aspect, large under stairs storage cupboard, plate rack.

Lounge

Double glazed window to front aspect, parquet flooring, modern radiator, Log burner with wooden mantelpiece and granite hearth, coved ceiling.

Kitchen/diner

Range of fitted gloss wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and chrome mixer tap, large gas range cooker with extractor fan above, space and plumbing for washing machine, integrated fridge/freezer, breakfast bar, integrated wine cooler, tiled splash back, slate tiled flooring, double panel radiator, UPVC double glazed window and bifold doors to rear aspect, cupboard housing "Worcester" combination boiler.

Stairs to 1st floor landing

Feature stained glass window to side aspect, loft access, large over stairs storage cupboard.

Bedroom one

Double glazed window to front aspect, single panel radiator, built in wardrobe and fitted shelving

Bedroom two

Double glazed window to rear aspect, double panel radiator.

Bedroom three

Double glazed bay window to front aspect, single panel radiator.

Bathroom

Large four piece suite, comprising panel enclosed bath with chrome mixer tap, large tiled cubicle with walk-in shower wash hand basin with chrome mixer tap, heated towel rail, tiled flooring,

Metro tiled walls, extractor fan, two obscure double glazed windows to rear aspect.

Rear garden approximately 80ft

Large decking area leading to paved patio and lawn section, large garden shed, fence enclosed, access to garage and side, outside tap.

Garage

Up/over door at front and access to garden.

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 17' 5" x 12' 3" (5.31m x 3.73m)

KITCHEN/DINER 19' x 14' (5.79m x 4.27m)

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1 15' 11" x 12' 3" (4.85m x 3.73m)

BEDROOM 2 14' 2" x 11' 1" (4.32m x 3.38m)

BEDROOM 3 14' 1" x 6' 7" (4.29m x 2.01m)

MODERN BATHROOM

FRONT AND REAR GARDENS

GARAGE

SUMMER HOUSE/GYM









Floor Plan



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

