



25 Dering Road
Croydon, CR0 1DS

Guide Price £475,000



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Located on a residential cul de sac in Croydon, this well presented two bedroom semi detached home offers a great balance of space, comfort and convenience, making it an ideal choice for first time buyers, downsizers or those looking for a well connected location close to local amenities.

The ground floor has been thoughtfully arranged to suit modern living, with a through reception providing defined living and dining areas that flow naturally into one another. To the rear, a generous extension has created a large kitchen space, ideal for everyday cooking and entertaining, while an additional office or study area offers excellent flexibility for home working or hobbies.

Upstairs, the property continues to impress with two comfortable double bedrooms and a spacious four piece family bathroom, creating a practical and well balanced layout.

Outside is a real standout feature. Set on a larger than average plot, the rear garden offers a mix of patio seating and lawn, perfect for relaxing or entertaining. To the front and side, there is off road parking for multiple vehicles, along with side access and the potential for additional parking if required.

Well positioned within easy reach of South End's coffee shops, restaurants and convenience stores, and offered to the market with no onward chain, this is a fantastic opportunity to secure a spacious home in a popular and well connected part of Croydon.





Hallway
4'8" x 20'10" (1.44m x 6.36m)

Living Room
11'8" x 10'11" (3.57m x 3.33m)

Dining Room
10'0" x 11'1" (3.05m x 3.40m)

Study
9'0" x 7'0" (2.76m x 2.14m)



Kitchen
12'6" x 12'5" (3.82m x 3.79m)

Landing
4'9" x 8'0" (1.46m x 2.44m)

Bedroom
15'1" x 11'0" (4.60m x 3.36m)

Bedroom
10'0" x 11'1" (3.07m x 3.40m)



Bathroom
9'1" x 10'4" (2.78m x 3.15m)



Floor Plan



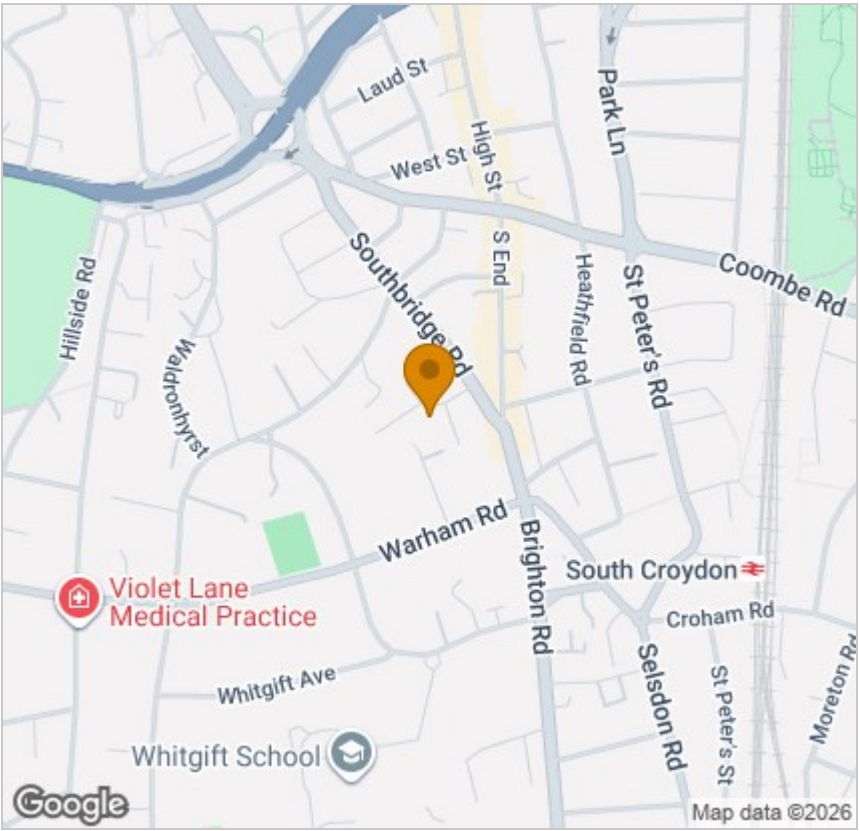
Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Area Map



Energy Efficiency Graph

