



Dalmally Road, Croydon, CR0 6LT

Offers in excess of £425,000



PROPERTY SUMMARY

OVERVIEW

Presenting this well kept three-bedroom home, excellently located for transport, amenities and schooling.

Accommodation

Offered to the market is this well-presented three-bedroom home. The ground floor features a spacious open-plan living area along with a separate fitted kitchen, a utility room, and a family bathroom. There are three inviting bedrooms, providing plenty of space for everyone to relax and feel at home. At the rear, you'll find a good-sized garden. The property is bright and spacious throughout, offering ample storage.

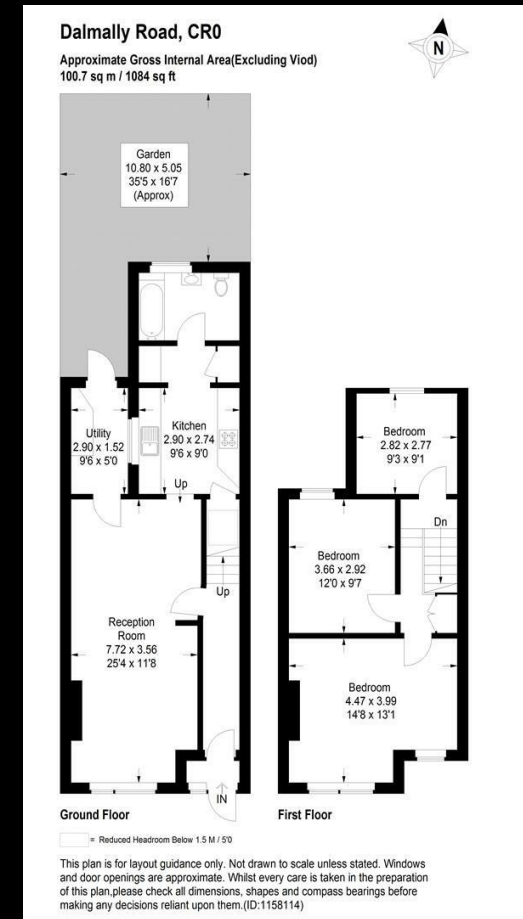
Location

The location is convenient being located just a short walk from Addiscombe High Street which offers an range of Cafes, shops and excellent transport links. Blackhorse Lane tram stop provides swift and easy access to East and West Croydon train stations, Croydon Town Centre, as well as Beckenham and Wimbledon. The area also enjoys a variety of local bus services, enhancing connectivity and convenience. The area holds plenty of schools for all ages including Woodside Primary, Oasis Academy and St. Marys Catholic High School.

Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		85	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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