



Canham Road, SE25 | £650,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Extended three bedroom family house
- 26ft kitchen / diner with bi-fold doors
- Garage
- Stripped wood flooring
- Stylish decor
- Nearby Norwood Junction station
- Boarded loft space with skylight

In Detail

A beautifully upgraded three bedroom 1930s family home on a sought-after residential road, close to Grangewood Park.

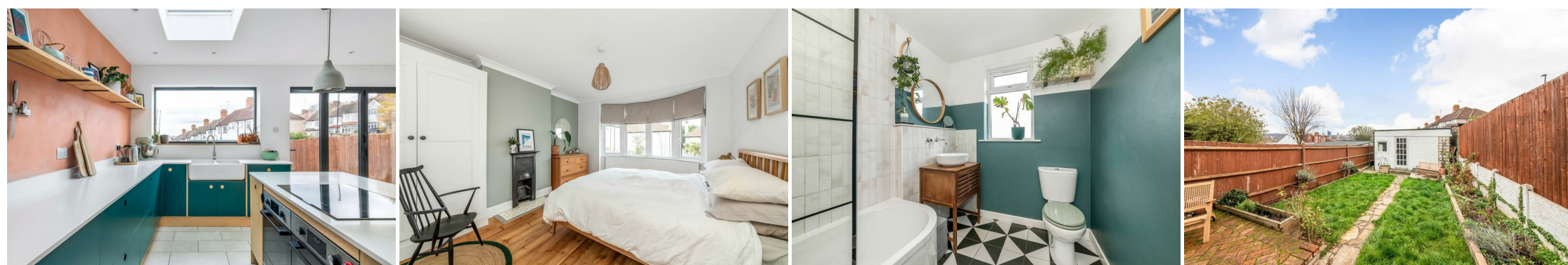
This vibrant and extended property has been thoughtfully renovated by the current owners, offering a stylish, comfortable, and well-finished living space. The through lounge/diner provides generous space for everyday living, with the option to close off the front reception to create a cosy retreat. The 26ft kitchen is a true highlight, featuring bespoke cabinetry, quartz countertops, integrated appliances, a butler sink, a sit-up breakfast bar, and skylights that flood the room with natural light. Stripped wood flooring and tasteful décor add character throughout, whilst bi-fold doors connect the interior to the garden which is perfect for summer entertaining.

Upstairs there are three elegantly presented bedrooms, two of which feature fitted storage and charming fireplaces. A modernised family bathroom completes the floor, with additional appeal provided by a boarded loft with a skylight and pleasant elevated views.

Externally, the 46ft rear garden enjoys a sunny south-westerly aspect and a raised seating area, creating a peaceful retreat for relaxing and entertaining. A garage adds further convenience.

Canham Road is known for its friendly, community feel, with a mix of attractive period and modern homes. The location offers excellent transport links, with Norwood Junction station within walking distance providing fast services into central London. Residents benefit from easy access to green spaces, including Grangewood Park and South Norwood Country Park, while nearby Crystal Palace offers a lively selection of cafés, shops, and leisure amenities. Excellent local schools and everyday services make this a practical and family-friendly location.

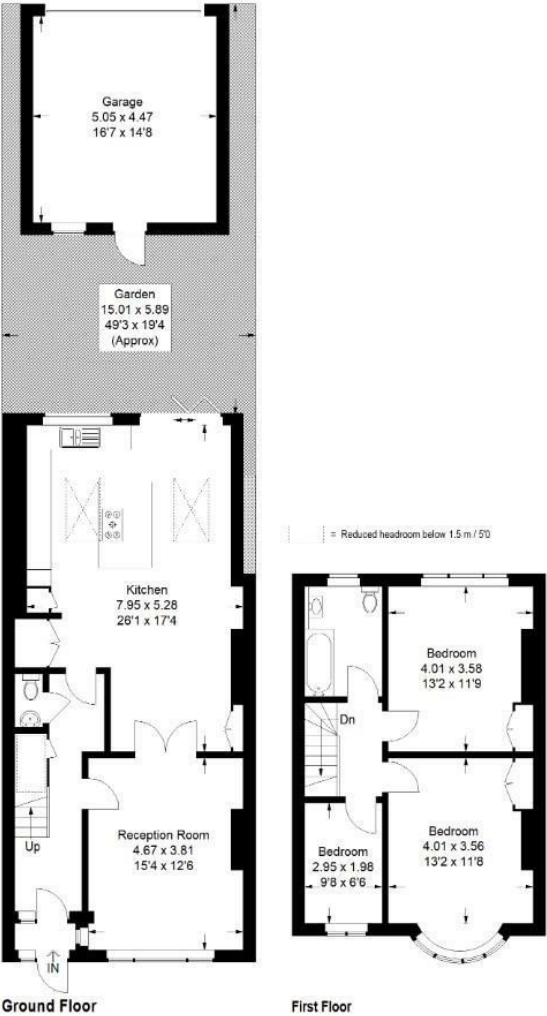
EPC: C | Council Tax: D



Floorplan

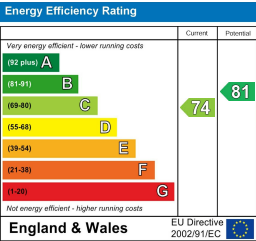
Canham Road, SE25

Approximate Gross Internal Area
117.2 sq m / 1261 sq ft
Garage = 23.3 sq m / 251sq ft
Total = 140.5 sq m / 1512 sq ft



Ground Floor First Floor

Copyright www.pedderproperty.com © 2025
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.