



**26 Penwortham Road**  
South Croydon, CR2 0QS

**£700,000**



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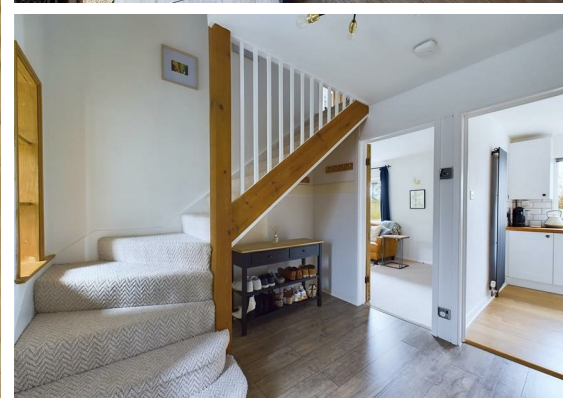
GUIDE PRICE £700,000 - £725,000

A charming 3/4 bedroom semi-detached house that seamlessly combines modern elegance with practicality. The standout feature of this home is its expansive outdoor space, boasting one of the largest plots on the road. With generous off-road parking, a spacious garden featuring a raised decking area, side access, a delightful patio for outdoor dining, and a well-maintained lawn, this property creates a welcoming and versatile outdoor retreat. Additionally, there's an outbuilding with power, currently set up as a gym, adding extra functionality to the outdoor area.

Inside, the property maintains a high standard throughout, offering adaptable living spaces perfect for any modern family. A new porch area adds convenience, while downstairs features a study that could serve as a fourth bedroom or an additional reception room. You'll also find an adult living room, a modern kitchen, an open plan living/dining area leading to a utility room, and a convenient downstairs shower room, catering to family needs seamlessly.

Upstairs, three bedrooms and a family bathroom provide comfortable living spaces. Situated close to Purley Oaks and Sanderstead train stations, commuting to London is a breeze, making this property not only a beautiful home but also an excellent investment in convenient and comfortable living.





Porch  
8'9" x 2'5" (2.68m x 0.75m)

Entrance Hall  
8'10" x 8'11" (2.71m x 2.73m)

Living Room  
10'0" x 15'6" (3.06m x 4.73m)

Office/Bedroom 4  
11'0" x 11'11" (3.35m x 3.63m)

Kitchen  
14'4" x 9'4" (4.38m x 2.86m)

Living Room/Dining Room  
8'0" x 32'2" (2.44m x 9.82m)

Laundry Room  
10'0" x 8'1" (3.05m x 2.48m)

Shower Room  
10'0" x 8'1" (3.07m x 2.48m)

Garage  
8'11" x 15'9" (2.74m x 4.81m)

Landing  
7'9" x 2'11" (2.38m x 0.89m)

Bedroom  
10'1" x 12'7" (3.09m x 3.84m)

Wardrobe  
10'1" x 2'7" (3.08m x 0.8m)

Bedroom  
12'9" x 9'1" (3.89m x 2.79m)

Bedroom  
12'3" x 9'9" (3.74m x 2.98m)

Bathroom  
7'9" x 6'0" (2.38m x 1.85m)

Outbuilding/Gym  
9'8" x 11'7" (2.97m x 3.55m)

Store Room  
4'11" x 11'6" (1.51m x 3.53m)

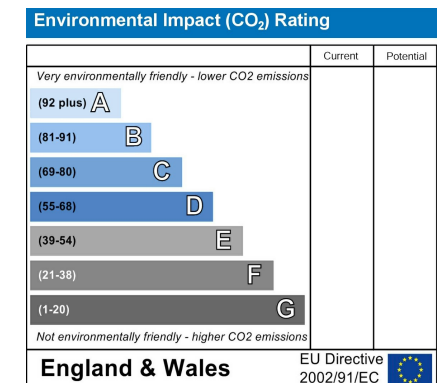
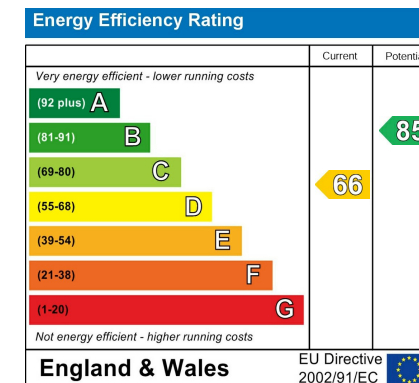
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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