



60 Pagehurst Road
Croydon, CR0 6NR

Guide Price £550,000



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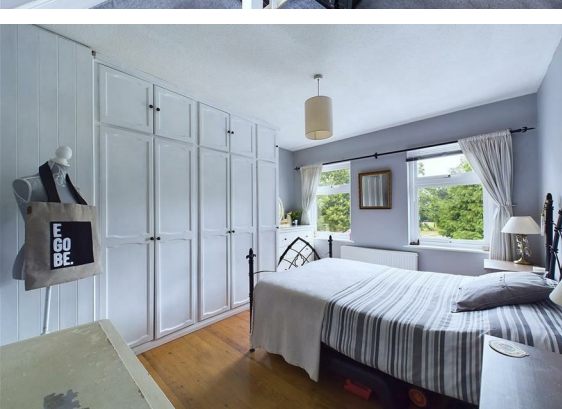
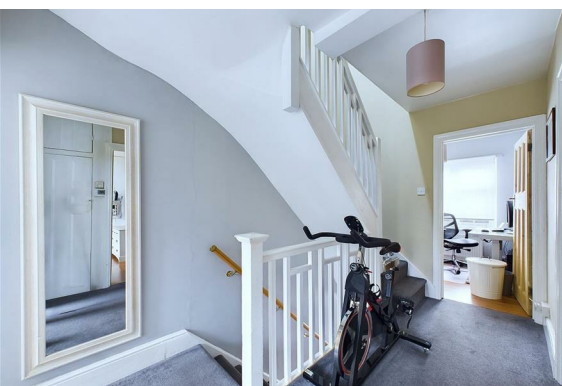
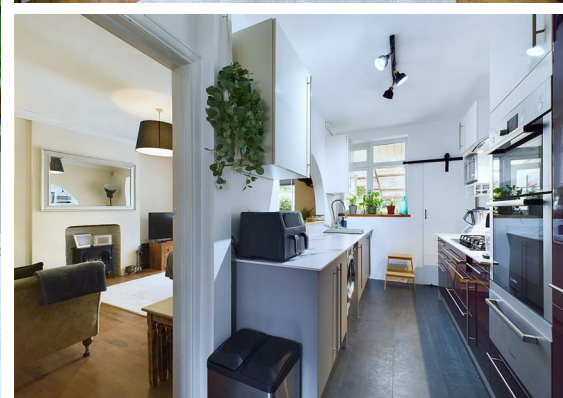
Guide Price £550,000 - £575,000

Welcome to this spacious and extended 4-bedroom terraced home, located on a popular residential road in Addiscombe, just a short walk from Blackhorse Lane, Ashburton Park, and Addiscombe's local amenities. This charming property showcases period features throughout, adding character to every room. It offers two well-proportioned reception rooms, with a rear extension creating an expansive sitting area perfect for family gatherings. The high-spec kitchen is a standout, featuring modern fittings, a handy pantry cupboard, and ample space for culinary creativity.

Upstairs, you'll find a spacious landing leading to a separate W/C and bathroom, two generous double bedrooms, and a versatile room that can serve as a nursery or office. The thoughtfully added loft room includes an additional shower room and an impressive master bedroom, often divided into two separate bedrooms, transforming this home into a substantial 5-bedroom property. Outside, you'll find off-road parking and a lovely, mature garden at the rear, complete with both lawn and patio areas, ideal for alfresco dining with a dedicated pizza area, perfect for hosting guests.

With its period features, prime location, thoughtful design, and off-road parking, this home offers the perfect blend of charm, comfort, and convenience—ideal for those looking to settle in Addiscombe.



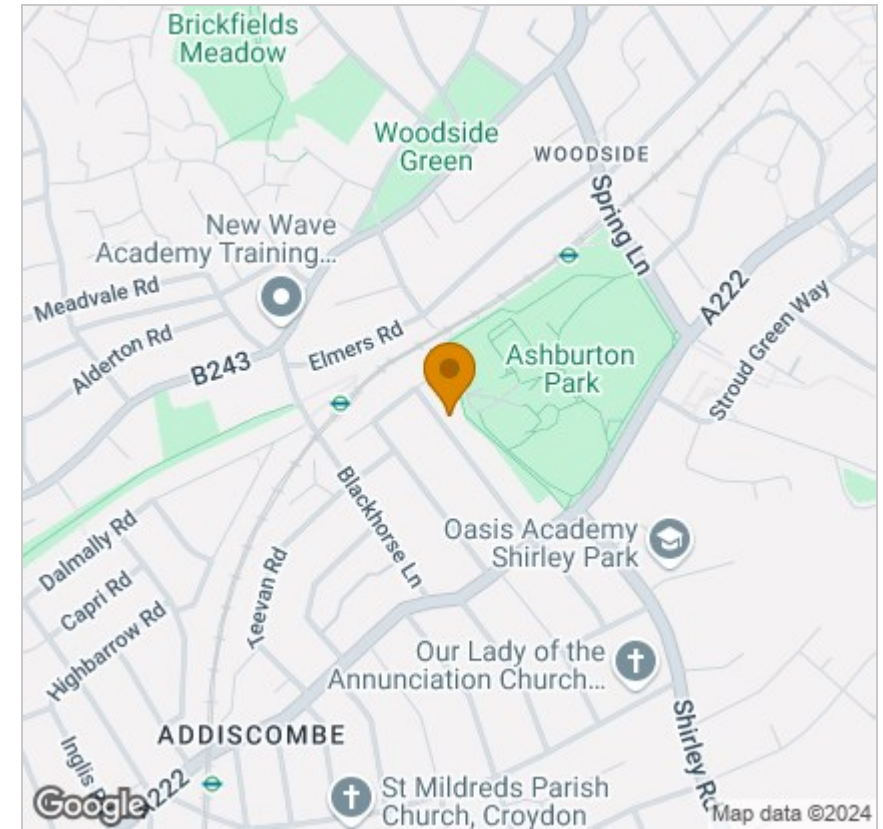


- Entrance Hall
12'7" x 5'11" (3.85m x 1.82m)
- Dining Room
15'0" x 13'10" (4.59m x 4.23m)
- Living Room
13'6" x 12'9" (4.12m x 3.89m)
- Sitting Room
8'5" x 9'11" (2.57m x 3.04m)
- Kitchen
13'5" x 6'10" (4.10m x 2.10m)
- Landing
12'2" x 6'11" (3.72m x 2.11m)
- Bedroom
13'7" x 11'2" (4.16m x 3.42m)
- Bedroom
12'8" x 8'7" (3.88m x 2.63m)
- Office/Bedroom
7'0" x 7'0" (2.14m x 2.15m)
- Bathroom
6'6" x 5'9" (2.00m x 1.77m)
- WC
6'5" x 2'9" (1.98m x 0.85m)
- Landing
2'9" x 2'11" (0.85m x 0.91m)
- Bedroom
19'5" x 12'4" (5.94m x 3.78m)
- Shower Room
6'5" x 5'2" (1.98m x 1.58m)

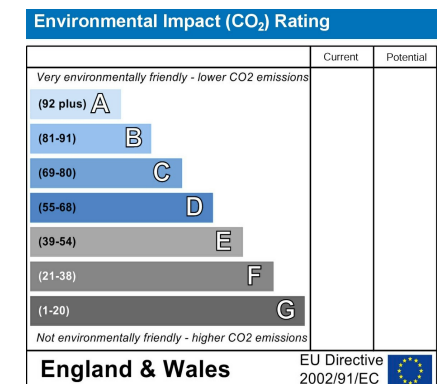
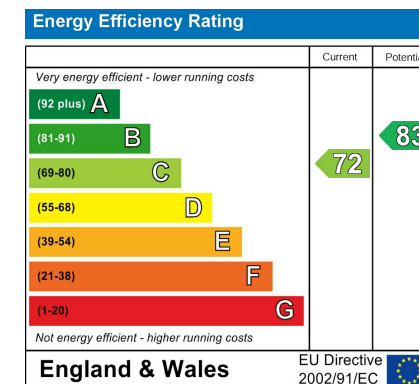
Floor Plan



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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