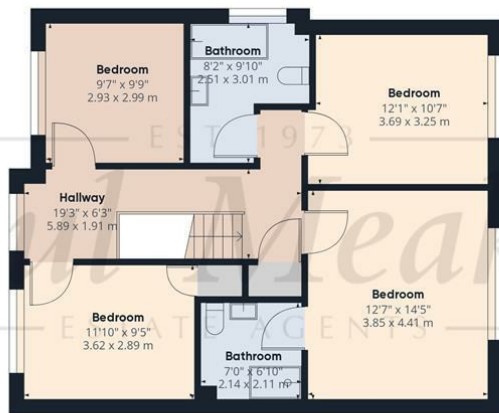




Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1628.02 ft²
 151.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



EST 1973
Paul Meakin £830,000 Penwortham Road, South Croydon, CR2 0QS
 ESTATE AGENTS



Paul Meakin would like to welcome this stunning four-bedroom, detached family home. Boasting a spacious reception-room with french doors leading out to the beautiful level garden, a refitted kitchen diner, both complimented by floods of natural light throughout. On the ground floor the property has a welcoming entrance hall and downstairs w/c.

The first floor comprises of a generously sized master bedroom with a fully tiled en-suite with double shower cubicle. The landing is bright and airy from the large double glazed Georgian style window to front. From this there are three double bedrooms with a large re-fitted family bathroom. The property benefits from a beautifully landscaped level garden approx 90ft which encompasses sunlight throughout it's westerly facing garden and patio area. There is off-street parking via the driveway for two cars as well as a garage with an electric door.

Penwortham Road is situated in a sought after quiet residential road. It is conveniently situated in the heart of South Croydon offering unrivalled access to both Purley Oaks (0.2 miles) & Sanderstead (0.3 miles) mainline train stations which provide fantastic links into London. Amenities can be found just a few minutes walk to the local high street. Call now to appreciate size and location.



Energy Efficiency Rating	
Current	Potential
67	81

Energy Efficiency Rating scale (A-G) with corresponding energy consumption ranges (kWh per year) and EU Directive 2002/91/EC logo.

TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Kitchen
30'9" x 9'10" (9.38 x 3.02)

Hallway
17'11" x 6'3" (5.47 x 1.91)

Living Room
16'6" x 16'0" (5.05 x 4.90)

Garage
18'2" x 9'3" (5.54 x 2.84)

W/C
3'5" x 2'5" (1.06 x 0.75)

Bedroom
12'7" x 14'5" (3.85 x 4.41)

Bedroom
12'1" x 10'7" (3.69 x 3.25)

Bedroom
11'10" x 9'5" (3.62 x 2.89)

Bedroom
9'7" x 9'9" (2.93 x 2.99)

Bathroom
8'2" x 9'10" (2.51 x 3.01)

Bathroom
7'0" x 6'11" (2.14 x 2.11)

Hallway
19'3" x 6'3" (5.89 x 1.91)

