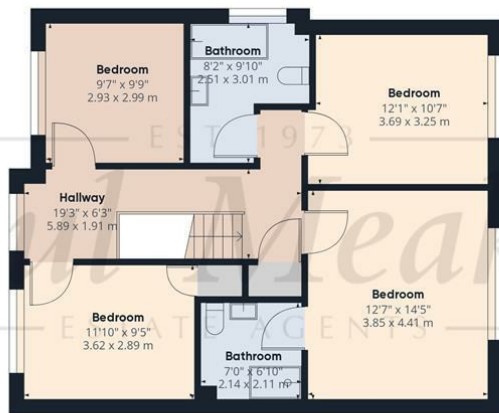




Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
 1628.02 ft<sup>2</sup>  
 151.25 m<sup>2</sup>

(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



Guide Price £800,000 Penwortham Road, South Croydon, CR2 0QS



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 band values.

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)

