



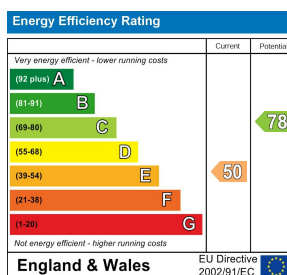
EST 1973

Paul Meakin

ESTATE AGENTS

£725,000

Penwortham Road, South Croydon, CR2 0QU



| | | |
|-----------------------------|------------------------------|-----------------------------|
| Porch | Kitchen | Bedroom Three |
| 2'9" x 10'0" (0.84 x 3.05) | 10'0" x (3.05 x) | 8'7" x 9'3" (2.64 x 2.83) |
| Entrance Hall | Landing | Bedroom Four |
| 15'10" x 6'9" (4.83 x 2.08) | 12'9" x 4'1" (3.91 x 1.26) | 5'5" x 6'3" (1.66 x 1.92) |
| Living Room | Bedroom One | Bathroom |
| 12'2" x 16'1" (3.71 x 4.92) | 16'4" x 12'6" (4.99 x 3.83) | 6'11" x 11'6" (2.11 x 3.52) |
| Dining Room | En suite Bathroom | WC |
| 16'4" x 13'2" (4.98 x 4.02) | 7'1" x 9'2" (2.16 x 2.80) | 2'8" x 5'6" (0.83 x 1.70) |
| Conservatory | Bedroom Two | Garden |
| 6'7" x 8'5" (2.03 x 2.58) | 15'7" x 11'10" (4.76 x 3.63) | |

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



A Charming 1920s Detached Family Home with Excellent Potential

Set on a popular residential road, this attractive 1920s detached house is ideally located within walking distance of excellent transport links, including Purley Oaks station (0.3 miles), Sanderstead station (0.5 miles) and Purley station (1.2 miles). Perfect for families wanting space to grow or those looking to downsize without compromise, the property offers a generous plot with scope to extend (STPP).

The accommodation is both versatile and well-balanced, featuring three spacious double bedrooms, with the addition of a study/nursery that could also serve as a fourth bedroom if desired. The master bedroom benefits from its own en-suite, while a further family bathroom serves the remaining bedrooms.

On the ground floor, the home enjoys two welcoming reception rooms, a bright conservatory overlooking the garden, and a fitted kitchen/breakfast room ideal for family life. Modern comforts include gas central heating and double glazing, while the house retains its traditional character and charm.

Externally, the property continues to impress. A driveway provides parking for multiple vehicles and leads to a garage with an electric door. To the rear, the expansive 100ft garden offers mature planting, lawn, and patio areas – the perfect setting for outdoor entertaining or family play, with plenty of potential for landscaping or extension.

This is a fantastic opportunity to secure a well-presented family home in a highly desirable location, with further potential to make it your own. Early viewing is highly recommended.

- Attractive 1920s detached family home
- Four Bedrooms including primary with en-suite
- Additional family bathroom
- Two spacious reception rooms
- Conservatory overlooking the garden
- Fitted kitchen/breakfast room
- 100ft rear garden with patio and lawn
- Driveway parking + garage with electric door
- Walking distance to Purley Oaks (0.3 miles) & Sanderstead (0.5 miles) stations
- Close to excellent schools

