



Approximate total area⁽¹⁾
894.14 ft²
83.07 m²

(1) Excluding balconies and terrace:

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

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



EST 1973

Paul Meakin

ESTATE AGENTS

Asking Price of £765,000 0QU Penwortham Road, South Croydon, CR2

- Four Bedrooms
- Two/Three Reception Rooms
- Garage
- Utility Room
- Close Proximity To Purley Oaks & Sanderstead Stations
- Semi Detached Family Home
- Shingle Driveway
- Good Size Tiered Garden
- Modern Refitted Bathroom
- Another Property Entrusted To Paul Meakin

Paul Meakin are delighted to present to market this spacious four bedroom semi detached family home situated in a favourable residential road within walking distance to Purley Oaks and Sanderstead train stations. Boasting two/three reception rooms, modern refitted kitchen with utility room and downstairs shower room. Upstairs offers two large double bedrooms, two further good size bedrooms and modern refitted four-piece bathroom suite. The rear garden features a large shingle area adjacent to the rear of the property with steps up to the tiered lawn area and a studio situated to the back of the garden. There is ample parking for several vehicles on the shingle driveway and garage.



PORCH
3'11" x 3'8" (1.19 x 1.12)

HALLWAY
8'9" x 10'4" (2.67 x 3.16)

LIVING ROOM
12'7" x 12'10" (3.84 x 3.91)

RECEPTION ROOM
15'8" x 12'10" (4.77 x 3.90)

KITCHEN
12'0" x 17'8" (3.67 x 5.38)

SHOWER ROOM
5'3" x 3'1" (1.60 x .94)

UTILITY ROOM
5'5" x 5'4" (1.65 x 1.63)

GARAGE
16'1" x 8'6" (4.89 x 2.58)

LANDING
10'3" x 9'5" (3.13 x 2.88)

BEDROOM
15'8" x 10'10" (4.77 x 3.29)

BEDROOM
16'2" x 12'10" (4.94 x 3.91)

BEDROOM
8'10" x 10'6" (2.7 x 3.2)

BEDROOM
8'9" x 9'3" (2.66 x 2.83)

BATHROOM
11'7" x 7'10" (3.53 x 2.39)

SUMMER HOUSE
11'2" x 15'11" (3.41 x 4.84)

