



18 Beechwood Road
South Croydon, CR2 0AA

Guide Price £800,000



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Offering an exciting opportunity for buyers looking to create a long term home, this five bedroom Edwardian semi detached property requires some modernisation and presents excellent potential to make it your own. Spanning just under 2,400sq ft across two floors, the home retains a wealth of original character while offering a flexible layout suited to family living.

The property is rich in period features, including high ceilings, feature fireplaces, a tiled entrance hall and decorative coving, all adding to the charm and character of the home. Gas central heating is also in place.

The ground floor is centred around a series of generous reception rooms, providing clearly defined yet connected spaces for day to day living, entertaining and quieter moments. A sun room to the rear creates a natural link to the garden, while the kitchen and downstairs WC complete the accommodation, offering scope for reconfiguration to suit modern living. Upstairs, five bedrooms provide versatility for growing families, guest space or home working, alongside a family bathroom and separate WC. A substantial boarded loft offers excellent storage and potential to extend, subject to the usual planning consents.

The location perfectly balances convenience with lifestyle. Sanderstead railway station is within easy reach, offering direct links into Central London, with Purley Oaks railway station also nearby. The 403 bus route further connects you to the surrounding areas. Croham Hurst Woods and Purley Beeches are both close by, offering open green space ideal for walks and family time.

The property is also well positioned for a number of well regarded schools, including Ridgeway Primary School, Gresham Primary School and Riddlesdown Collegiate, as well as Whitgift School. A home that offers both immediate space and long term potential, set within a well connected and highly regarded location.





Porch
4'8" x 4'3" (1.44m x 1.32m)

Hallway
19'8" x 7'11" (6.01m x 2.42m)

Living Room
14'4" x 17'3" (4.37m x 5.27m)

Dining Room
11'10" x 17'11" (3.61m x 5.47m)

WC
4'5" x 5'1" (1.36m x 1.55m)

Reception Room
11'8" x 14'10" (3.56m x 4.54m)

Breakfast Room
14'4" x 11'1" (4.39m x 3.39m)

Kitchen
10'10" x 9'5" (3.32m x 2.89m)

Sunroom
11'5" x 8'8" (3.49m x 2.66m)

Landing
14'6" x 3'9" (4.42m x 1.15m)

Bedroom
14'3" x 17'4" (4.35m x 5.30m)

Bedroom
12'1" x 18'3" (3.69m x 5.58m)

Bedroom
11'11" x 15'0" (3.65m x 4.58m)

Bedroom
11'1" x 11'1" (3.38m x 3.40m)

Bedroom
14'5" x 9'6" (4.40m x 2.92m)

Bathroom
7'8" x 6'10" (2.36m x 2.09m)

WC
4'9" x 2'10" (1.47m x 0.87m)



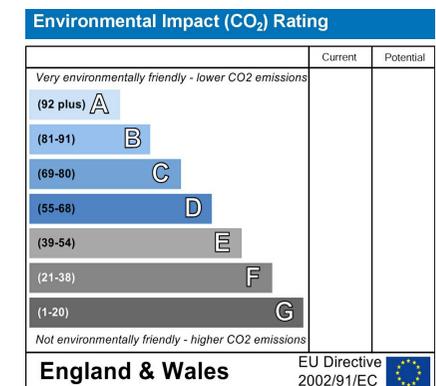
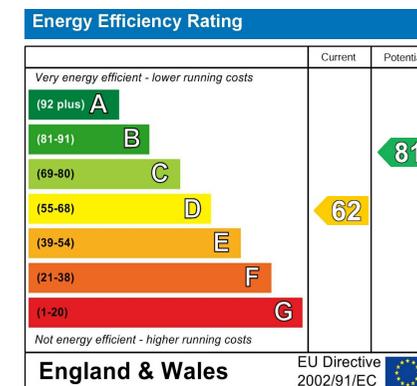
Floor Plan



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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