



**27 Addington Road**  
South Croydon, CR2 8RF

**Guide Price £625,000**

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Conveniently located within easy reach of both Sanderstead and Selsdon High Streets, this well-presented three-bedroom detached bungalow offers generous living space, practical features and plenty of potential for the future.

Inside, the layout includes three double bedrooms (one currently used as a dining room), a comfortable lounge, modernised kitchen and a family bathroom. The main bedroom also benefits from an en-suite shower room for added comfort.

The home has been clearly well cared for, with the owner's passion for woodwork adding a unique charm and finish throughout.

The garden is flat and spacious, with gated side access to the front, two brick-built storage rooms, a garage, and off-street parking. There's also a boarded loft, offering scope for conversion (subject to the usual permissions) ideal for those looking to grow into the space over time.

With gas central heating, double glazing and a highly convenient location close to shops, schools and transport links, this is a fantastic opportunity to secure a versatile home with room to make it your own.





Entrance Hall  
22'6" x 7'6" (6.86m x 2.31m)

Living Room  
14'11" x 15'10" (4.55m x 4.85m)

Dining Room/Bedroom  
13'2" x 14'8" (4.03m x 4.48m)



Bedroom  
14'11" x 11'11" (4.56m x 3.65m)

Bedroom  
10'11" x 14'9" (3.35m x 4.52m)

Ensuite  
3'0" x 7'4" (0.92m x 2.26m)

Bathroom  
6'8" x 7'5" (2.05m x 2.27m)

Garage  
19'8" x 7'10" (6.01m x 2.4m)



Floor Plan



Area Map



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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Energy Efficiency Graph

