



**14A Penwortham Road**  
South Croydon, CR2 0QS

**Guide Price £765,000**



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Guide Price £765,000 - £785,000

Nestled on a popular residential road, this well-presented four-bedroom detached home is perfect for families, professionals, and upsizers looking for space and convenience. Located just moments from Purley Oaks and Sanderstead stations, commuting is a breeze, while a popular tennis club just up the road adds to the community feel.

Step inside to find a bright and welcoming living space, with a large lounge ideal for relaxing or entertaining. The kitchen/dining area is the heart of the home, offering plenty of space for family meals and gatherings. A downstairs W/C and integral garage provide extra practicality.

Upstairs, four well-proportioned bedrooms ensure room for everyone, with the master bedroom boasting a shower en-suite. A family bathroom completes the first floor. Flooded with natural light throughout, this home has a warm and inviting atmosphere.

Outside, the generous rear garden offers a patio and lawn, perfect for summer barbecues or children to play, with side access for convenience. The front driveway provides off-road parking for two cars.

With reputable schools nearby and excellent transport links, this home is a fantastic choice for growing families, city commuters, or anyone looking for a well-connected yet peaceful setting.





Entrance Hall  
17'9" x 6'2" (5.43m x 1.89m)

Living Room  
16'5" x 16'0" (5.01m x 4.9m)

Kitchen/Dining Room  
30'8" x 9'9" (9.35m x 2.98m)

W/C  
4'7" x 2'5" (1.41m x 0.74m)

Landing  
19'1" x 6'3" (5.84m x 1.91m)

Bedroom  
41'7" x 14'5" (12.7m x 4.4m)

Ensuite  
7'1" x 6'10" (2.16m x 2.09m)

Bedroom  
12'6" x 10'7" (3.82m x 3.24m)

Bedroom  
11'9" x 9'4" (3.6m x 2.87m)

Bedroom  
9'7" x 9'10" (2.93m x 3.00m)

Bathroom  
8'2" x 9'9" (2.49m x 2.99m)

Garage  
18'1" x 9'3" (5.52m x 2.82m)

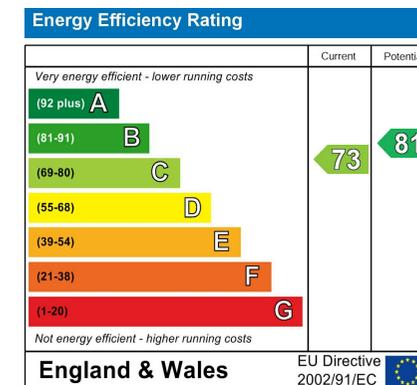
## Floor Plan



## 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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