



## 23 Croydon Road

London, SE20 7TJ

**Asking Price £675,000**

Galloways are delighted to present this attractive three double bedroom, three-storey, semi-detached period freehold house, ideally located in the heart of Penge. Offering a wonderful blend of character and modern comfort, this charming home is well-presented throughout and perfectly suited to growing families or discerning buyers seeking space, convenience, and style.

A treatment plan for Japanese knotweed located behind the fence in the garden is in place and has a guarantee of 5 years, which covers the entirety of the land on the title, which can be transferred to a new owner.

The property comprises a spacious through reception room with ample natural light, a modern fitted kitchen with contemporary finishes, and two well-appointed bathrooms. Arranged over three floors, the layout offers excellent versatility, while the sunny south-east facing rear garden provides a perfect outdoor retreat for relaxation or entertaining.

Situated on Croydon Road, the property enjoys excellent access to local amenities and transport links. Penge West and Penge East stations are both within easy walking distance, offering fast and direct services into London Bridge and London Victoria, making this an ideal location for commuters. Nearby Tramlink services from Birkbeck and Avenue Road further enhance connectivity across South London and beyond.

Families are well catered for with a variety of highly regarded schools nearby, including Alexandra Junior School and Harris Academy Kent House.

### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- THREE DOUBLE BEDROOMS
- THROUGH RECEPTION ROOM
- STYLISH CONTEMPORARY KITCHEN
- TWO MODERN BATHROOMS
- SOUTH EAST FACING REAR GARDEN
- DOUBLE GLAZED WINDOWS
- CENTRAL HEATING
- 12 MINUTE WALK TO PENGE EAST STATION
- 15 MINUTE WALK TO PENGE WEST STATION
- (WALKING TIMES ESTIMATED BY GOOGLE MAPS)



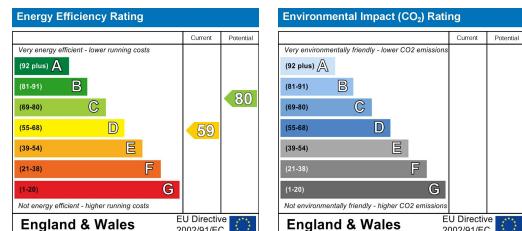
## Floor Plan



## Area Map



## Energy Efficiency Graph



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