

TOTAL APPROX. FLOOR AREA 534 SQ.FT. (49.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**The Andrews Small Print**

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

**Disclaimer**

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.



Offers in the region of

£1,000,000

**Haling Park Gardens, SOUTH CROYDON**

Surrey, CR2 6NP





**Purley**

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### Room Dimensions

#### Entrance Hall

#### Cloakroom

**Reception One** 3.81m x 3.76m (12'6 x 12'4)

**Reception Two** 3.66m x 2.97m (12'0 x 9'9)

**Family Room** 3.28m x 2.29m (10'9 x 7'6)

**Kitchen** 3.51m x 3.53m (11'6 x 11'7)

**Utility Room** 2.97m x 2.29m (9'9 x 7'6)

#### Landing

**Bedroom One** 4.14m x 3.89m (13'7 x 12'9)

**Bedroom Two** 3.94m x 3.25m (12'11 x 10'8)

**Bedroom Three** 3.58m x 3.81m (11'9 x 12'6)

**Bedroom Four** 3.30m x 3.20m (10'10 x 10'6)

**Bedroom Five** 2.51m x 1.73m (8'3 x 5'8)

**Bathroom** 2.57m x 2.16m (8'5 x 7'1)

#### Separate WC

#### Shower Room

**Garage** 2.62m x 5.79m (8'7 x 19'0)

**Rear Garden** 13.72m x 21.34m (45'0 x 70'0)

**Annexe - Kitchen/Reception** 3.99m x 8.41m (13'1 x 27'7)

**Annexe - Shower Room** 3.89m x 2.64m (12'9 x 8'8)

**Annexe - Bedroom** 4.09m x 3.96m (13'5 x 13'0)

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# Beautifully presented 5 bedroom detached house set within a quiet residential Cul de Sac with a newly built annexe.



Situated in a popular residential Cul de Sac off Haling Park Road within easy access of a range of popular schools such as Whitgift, Cumnor House and Regina Coeli (Catholic Primary) to name a few. Bus services are available within a short distance to Croydon & Purley town centres and within 0.8 miles of South Croydon train station servicing both London Bridge and Victoria making this a great family home!

Presented in excellent condition and offering a wealth of living space this delightful five bedroom detached home with annexe could be just the property you have been looking for! Accommodation on the ground floor briefly comprises a welcoming entrance hall, a dual aspect reception room measuring in excess of 28'10ft x 12'6ft with open fire place and patio doors leading to the garden. A dining room which opens up into the family room, modern kitchen with full range of appliances and units, utility room, cloak room W.C and access to the integral 18ft x 8ft garage. Upstairs boasts a bright and spacious landing with loft access, four double bedrooms with a further fifth bedroom currently being used as an office, a separate W.C, walk in shower room and a part tiled family bathroom with Jacuzzi bath. Outside offers a level 70ft South West facing garden with lawn area, patio and a stable with paddock area as the current owners are keen horse enthusiasts. The rear garden also offers access to the beautifully designed and recently built annexe which offers its own 26ft open plan kitchen diner with fitted units/appliances and ample space to entertain guests. A well-proportioned double bedroom and fully tiled shower room. The annexe has been built and designed to a very high standard and all doors accommodate wheelchair access.



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### Summary

- Five Bedroom Detached House
- Separate Annexe
- Three Reception Rooms
- Paddock Area & Stable

### Highlights

-  191.5 Sq.M
-  0.8 miles of South Croydon Station  
0.8 miles of Sanderstead Station
-  0.6 miles of Purley Way Playing Fields
-  0.7 miles of Whitgift School  
0.6 miles of Regina Coeli Catholic School

## Interested in this property?

For viewings and advice please get in touch with our Purley branch on 020 8668 8131