



PORTFOLIO
from


barnard marcus

Heathhurst Road, South Croydon

A beautifully presented and substantially large four bedroom detached family home in the heart of Sanderstead.



A substantially large four bedroom detached family home in the heart of Sanderstead. The property comprises of a spacious reception room with parquet flooring, modern kitchen with integrated appliances, two further reception rooms, downstairs cloakroom, utility room and shower room. The first floor comprises of four bedrooms, luxury family bathroom and en-suite shower room with one of the bedrooms being accompanied by a private terrace. The property further benefits from a large private rear garden and horsehoe driveway.

Heathurst Road is situated in a quiet residential road and is conveniently located for Sanderstead Station, Purley Oaks Station and South Croydon Station which provide fantastic links into London. There are many local amenities including a Waitrose and a short walk away is the ever popular South End Restaurant Quarter and BoxPark near East Croydon station. The property is surrounded by greenery along with private and public schools such as Ridgeway, Cumnor House Boys, Oakwood School, Atwood, Whiftgift Schools, Trinity and Riddlesdown Collegiate.

t

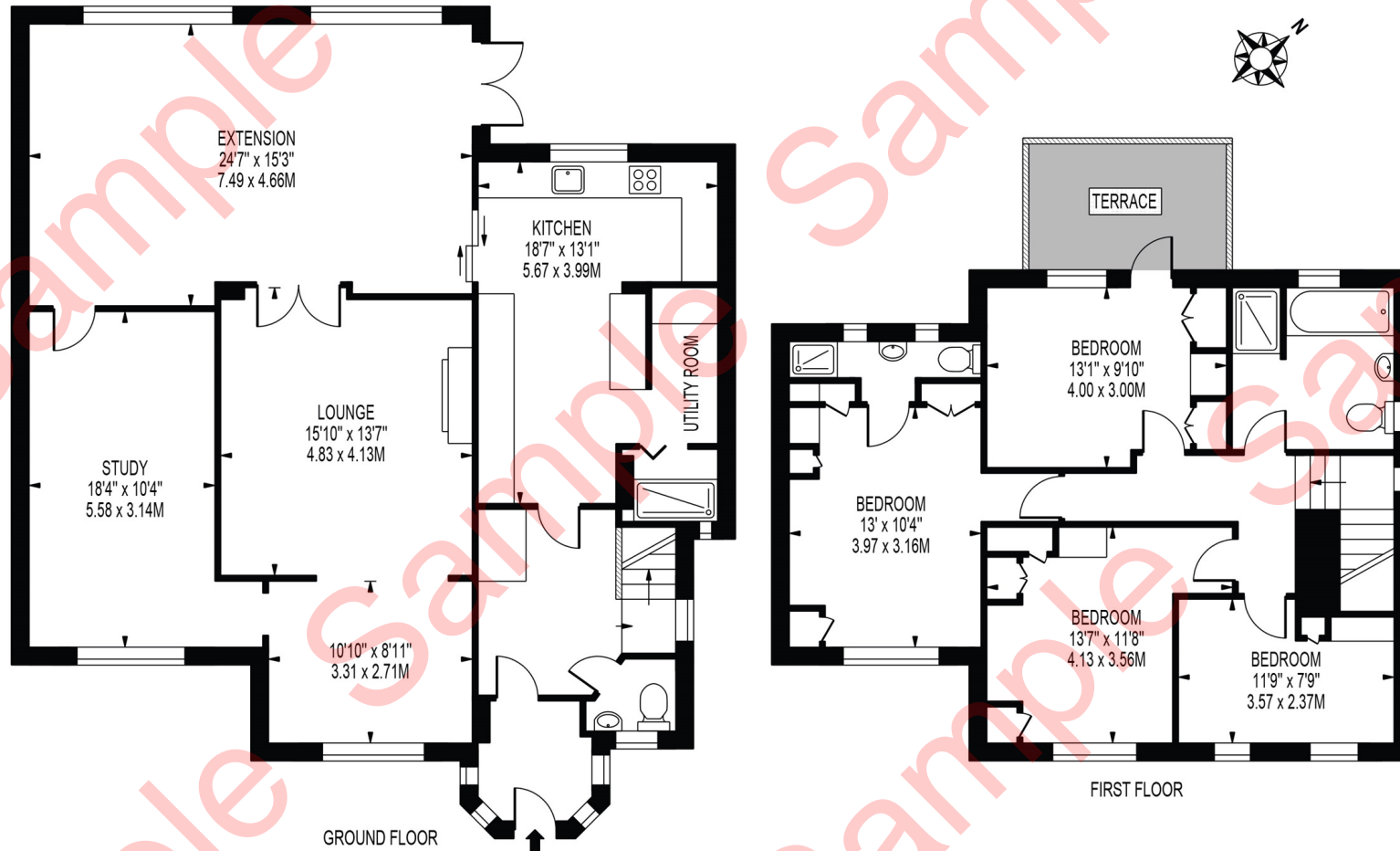






HEATHURST ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2046 SQ FT - 190.12 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to Heathhurst Road, South Croydon

A beautifully presented and substantially large four bedroom detached family home in the heart of Sanderstead.

Asking Price

£950,000

- Detached
- Luxury Family Bathroom/Luxury En-Suite Shower Room
- Large Private Rear Garden
- Horseshoe Driveway

Tenure: Freehold

EPC Rating: D

PORTFOLIO
from



barnard marcus



To find out more information or to arrange a viewing call

020 8651 6363

or email Sanderstead@barnardmarcus.co.uk

Station Approach, Sanderstead, South Croydon, Surrey CR2 0PL
barnardmarcus.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

