



**Hurst View Grange Pampisford Road, South Croydon CR2 6DL**



**welcome to**

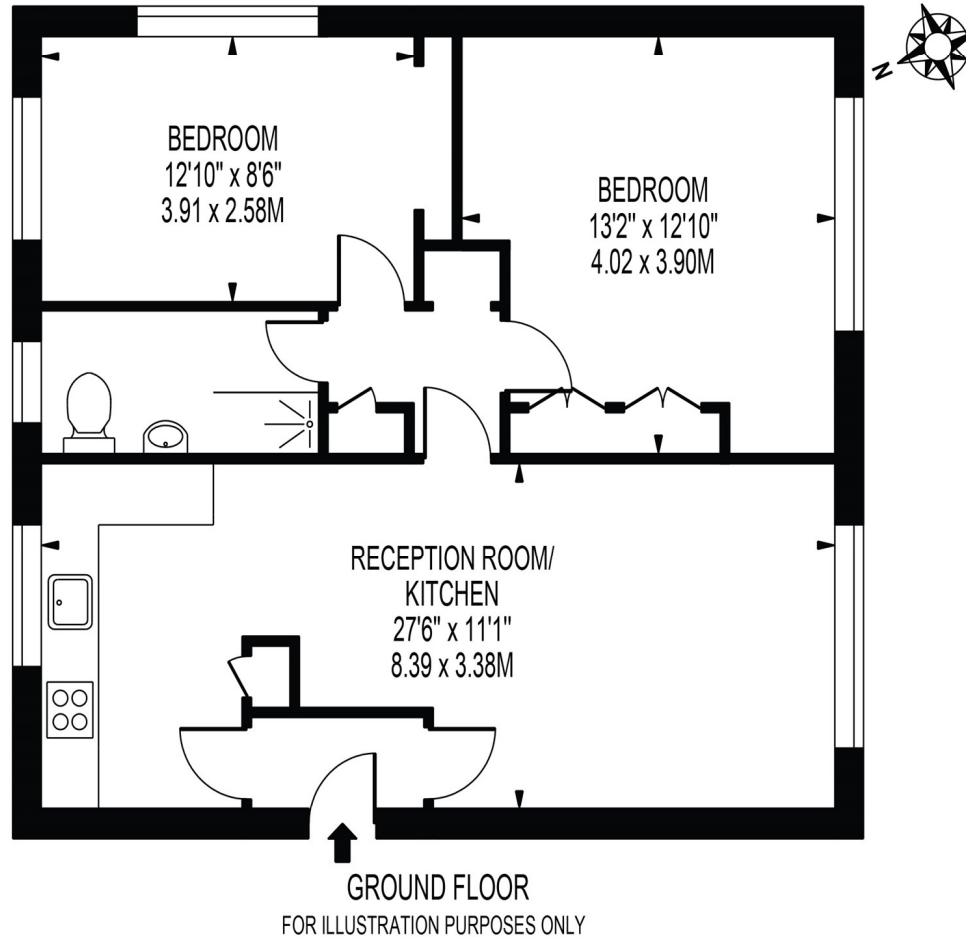
## **Hurst View Grange Pampisford Road, South Croydon**

A modern and spacious two-bedroom ground floor purpose built flat set back in a secluded part of this popular development. The accommodation comprises of two double bedrooms, lounge/dining room, kitchen and bathroom, whilst externally there is a garage en bloc, off street parking and mature communal garden.



## HURST VIEW GRANGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 679 SQ FT - 63.08 SQ M



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.

There is good access to Purley High Street which has an array of local shops and restaurants including Costa coffee, Sainsburys express and 24 hour Tesco. The local transport links are also good with bus routes and various train stations nearby including Purley, Sanderstead and South Croydon train stations providing fantastic links into Victoria, London Bridge, Gatwick and surrounding areas which makes this property ideal for commuters and families. There are some great schools nearby including Cumnor House and Whitgift, and for those who enjoy the outdoors there are many green spaces including Lloyd Park, Croham Hurst and South Croydon recreation ground along with various golf courses like Croham Hurst, Woodcote and Purley Downs.

welcome to

## Hurst View Grange Pampisford Road, South Croydon

- Two-bedroom flat
- Garage en bloc and off street parking
- Ground floor
- Purpose built
- Communal Gardens

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£325,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109412](https://barnardmarcus.co.uk/Property/SCS109412)



Property Ref:  
SCS109412 - 0002

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.

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