



- Entrance hall
17'2" x 8'2" (5.25 x 2.50)
- Living room
12'5" x 15'5" (3.81 x 4.70)
- Dining area
9'5" x 11'6" (2.89 x 3.51)
- Kitchen
15'4" x 11'0" (4.68 x 3.37)
- Living room
17'4" x 12'9" (5.29 x 3.89)
- W/C
3'11" x 2'11" (1.21 x 0.89)
- Garage/ Utility room
24'7" x 8'8" (7.51 x 2.65)
- Bedroom One
15'6" x 11'9" (4.73 x 3.60)
- Bedroom Two
12'1" x 12'9" (3.69 x 3.89)
- Bedroom Three
10'4" x 9'8" (3.16 x 2.96)
- Bedroom Four
7'1" x 11'5" (2.17 x 3.50)
- Bathroom
5'6" x 7'10" (1.69 x 2.40)
- En-suite
2'10" x 7'11" (0.87 x 2.42)
- Bedroom Five
10'6" x 10'9" (3.22 x 3.28)
- Living/ Bedroom Six
19'9" x 10'3" (6.02 x 3.14)
- Bathroom
6'7" x 10'7" (2.03 x 3.24)
- Council Tax Band F

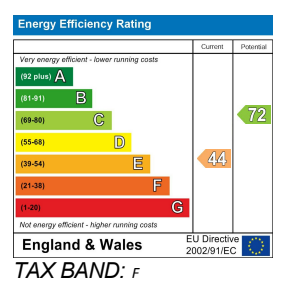


Price Guide £950,000 Heathurst Road, South
 Croydon, CR2 0BA

- Beautiful Edwardian family home
- Over three floors
- Three bathrooms
- Utility area
- Full of charm and character
- Six bedrooms
- Impressive Reception hall
- Garage
- Off street parking for multiple cars
- South facing landscaped garden

We are delighted to market this beautiful Edwardian family home full of charm and character, boasting six bedrooms over three floors with many period features including original high ceilings and open fireplaces. This property welcomes you with an impressive reception hall, a large family living room, a spacious dining room/second reception room with direct access to the courtyard patio perfect for entertaining friends and family and alfresco dining. The large split level fitted kitchen includes space for a breakfast/ dining area. Leading off the kitchen there is a hallway with downstairs w.c. , internal access to the large garage with utility area as well as access to the courtyard patio. To the first floor the master suite has a large bay window with far reaching views and benefits from an en suite shower room. On this floor there are three further bedrooms; the rear double bedroom has double doors out overlooking the landscaped south facing garden. There is also a refitted family bathroom. The top floor is very versatile; with two large rooms and a third refitted bathroom it is the perfect space for working from home, teenagers living space or accommodation for a live-in au pair or extended family. This floor offers an exceptional skyline view over Croydon towards London. The beautiful rear garden is stocked with mature shrubs and trees and offers a further two patios, one with pergola and brick-built barbeque. The current owners have spent a considerable amount of care, time, money and attention to maintain this property to the condition it is in today, it truly is a wonderful family home that warrants your earliest viewing.

Heathurst Road is a sought-after residential road less than a five minute walk from Sanderstead train station which offers an excellent regular service for the commuter into London. Purley Oaks station with regular trains to London Bridge is less than a 10 minute walk away. The nearby bus route provides regular access to the centre of Croydon. For families there are a selection of excellent primary and secondary schools and local amenities just a few minutes' walk from the property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

