



EST 1973  
**Paul Meakin** Price Guide £775,000 Hurst Way, South Croydon, CR2 7AP  
 ESTATE AGENTS



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 1711.35 ft<sup>2</sup>  
 158.99 m<sup>2</sup>  
 Reduced headroom  
 3.88 ft<sup>2</sup>  
 0.36 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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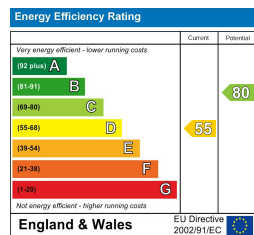


A Chain Free detached family house situated in a popular tree lined residential road where the current owners have enjoyed many happy years bringing up the family within a welcoming community.

This bright & spacious extended home boasts a well-balanced accommodation, featuring a pleasing entrance hall, two large separate reception rooms, a good sized kitchen breakfast room plus a separate study. The versatility of this family home offers an array of options that could facilitate any family's requirements whilst boasting further scope to extend STPP.

The accommodation comprises five bedrooms, family bathroom with a separate W.C, downstairs utility area, driveway for multiple cars plus a garage and car port. Externally, the property enjoys landscaped gardens to the front and the back. The rear garden is flat, and it enjoys good width and length, featuring patio space and well-kept lawns.

Furthermore, this property sits moments away from Croham Hurst Woods, it is nearby to several prestigious golf courses, and is a short walk from the open green spaces of Lloyd park. Families have an excellent choice of local schools (both state and private) and they will find an abundance of local shops/ amenities in South Croydon, Selsdon and Sanderstead. Tax Band F with Croydon Council.



TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only 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

- Chain Free
- Extended detached family home
- Five bedrooms
- Three reception rooms
- Large kitchen breakfast room
- Utility area
- Drive way
- Garage
- Landscaped gardens



- Entrance Hall
- Study  
9'7 x 5'9 (2.92m x 1.75m)
- Lounge  
15'11 x 11'10 (4.85m x 3.61m)
- Dining Room  
23'2 x 9'11 (7.06m x 3.02m)
- Kitchen  
11'5 x 11'4 (3.48m x 3.45m)
- Cloakroom
- Landing
- Bedroom  
15'11 x 11'10 (4.85m x 3.61m)
- Bedroom  
11' x 9'10 (3.35m x 3.00m)
- Bedroom  
10'3 x 9'2 (3.12m x 2.79m)
- Bedroom  
11'11 x 7'1 (3.63m x 2.16m)
- Bedroom  
11'4 x 5'4 (3.45m x 1.63m)
- Bathroom
- Seperate W.C
- Garage  
20'7 x 10'9 (6.27m x 3.28m)
- Garden
- Driveway

