



Heathurst Road, South Croydon - CR2 0BB

Guide Price £900,000







## South Croydon

A spacious four bedroom detached family home with over 2300 sq ft of accommodation to include a spacious dining/living room, second reception room and a study/family room. There is also a useful outbuilding perfect for a home office.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Reception Room
- Study/Family Room
- Extended Dining/Living Room
- Kitchen & Utility Room
- Master Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Outbuilding/Office
- Large Garden





- **Four Double Bedrooms:** Each bedroom offers ample space and fitted storage, ensuring plenty of room for the whole family. The master bedroom is particularly generous in size and includes an en-suite shower room.
- **Spacious Living Areas:** The property features a bright and airy living room complete with a feature fireplace, perfect for relaxing evenings. The large dining room overlooks the rear garden, making it ideal for family meals and entertaining guests.
- **Contemporary Kitchen:** The recently renovated kitchen boasts a high-end specification, providing a modern and stylish space for cooking. Adjacent to the kitchen is a utility room/shower room, adding extra convenience.
- **Converted Reception Room:** This additional reception room offers flexibility, serving as a home office or even a fifth bedroom if required.
- **Family-Oriented Layout:** With its generous living spaces, the home is perfectly suited to families with children or elderly relatives who require extra space.

#### Upstairs Accommodation:

The first floor comprises four double bedrooms, all with fitted storage, and a large family bathroom equipped with both a bath and a walk-in shower. The master suite is spacious and features its own en-suite shower room.

#### Outside Space:

- **Front Garden and Driveway:** The front garden provides off-road parking for multiple vehicles, ensuring ease and convenience for families with multiple cars.
- **Expansive Rear Garden:** The impressive rear garden includes a patio area, perfect for outdoor entertaining and al-fresco dining. The garden also features a newly built outbuilding, ideal for use as a storage space, home office, or study room.
- **Side Access:** Convenient side access to the property adds to its practicality.

#### Location:

Situated on the desirable Heathhurst Road, this family home enjoys an enviable location. Heathhurst Road is renowned for its close proximity to local shops and transport links, making it a popular choice for families. Sanderstead train station is just a short walk away, offering regular services to London, while local bus routes provide further transport options.

- **Nearby Amenities:** Sanderstead Road offers a variety of local shops, including a Tesco Express and an independent coffee shop. Sanderstead Village is nearby with additional dining options, including the highly recommended



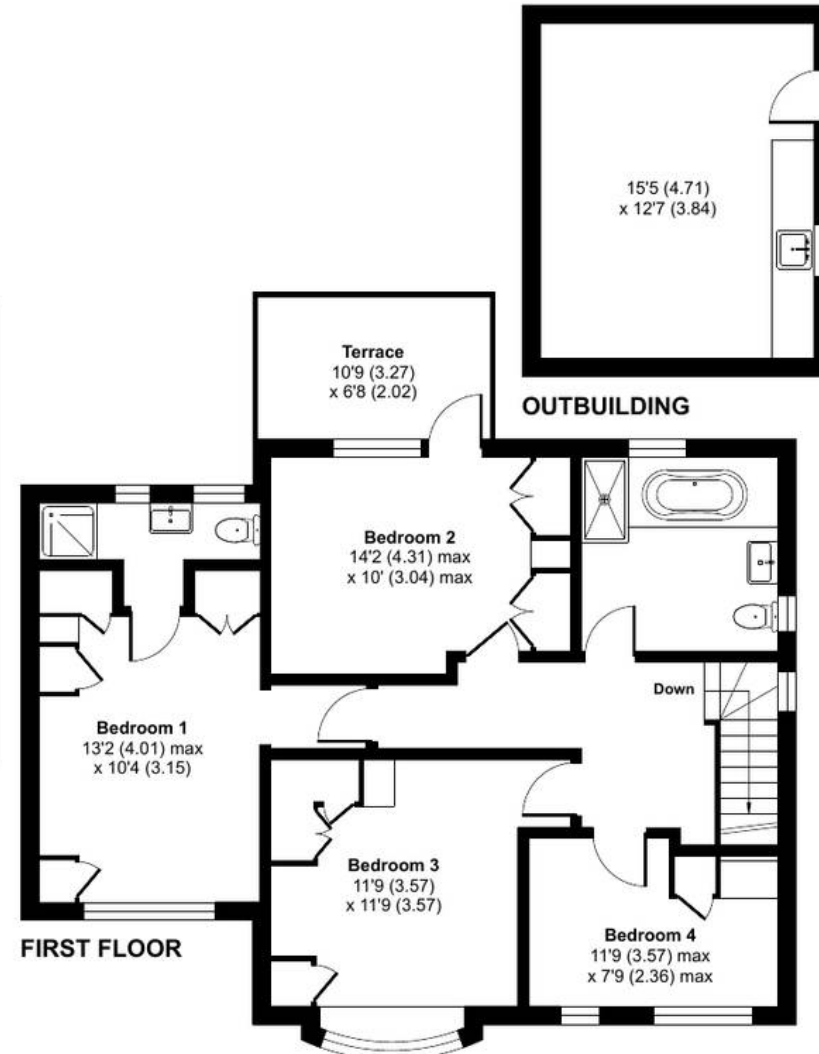
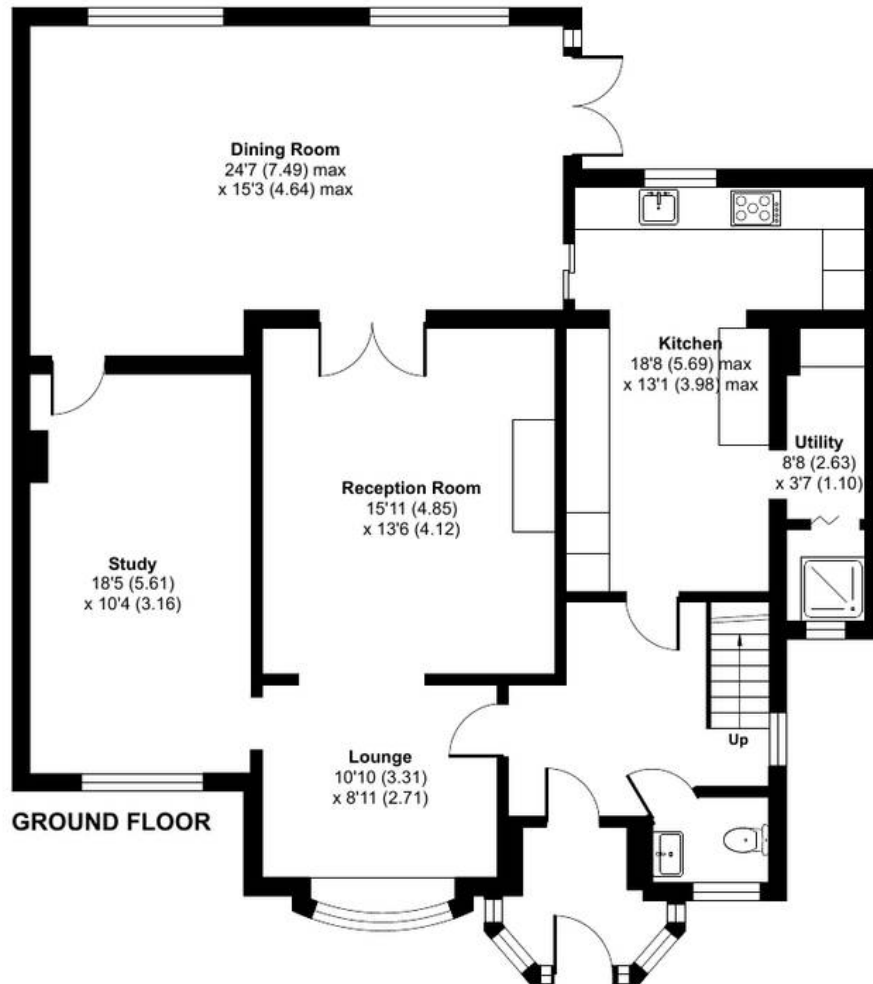
# Heathurst Road, South Croydon, CR2

Approximate Area = 2136 sq ft / 198.4 sq m

Outbuilding = 195 sq ft / 18.1 sq m

Total = 2331 sq ft / 216.5 sq m

For identification only - Not to scale







## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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