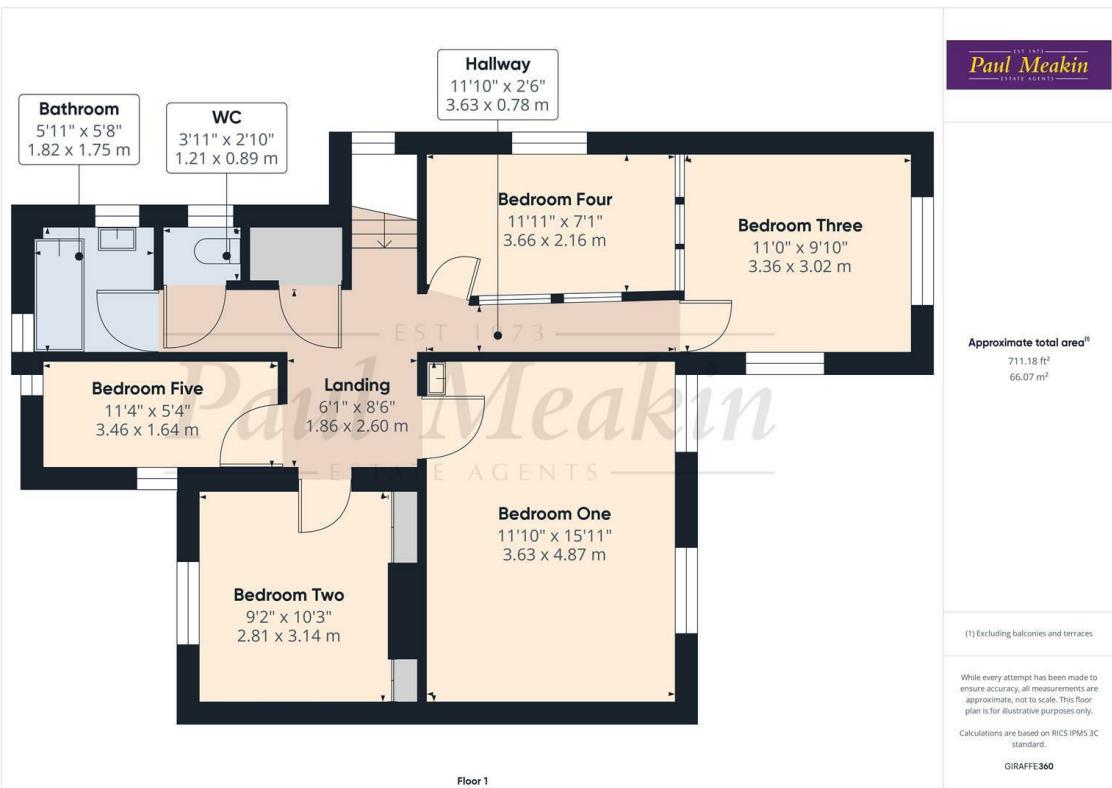




Guide Price £725,000 Hurst Way, South Croydon, CR2 7AP



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. Please note that some rooms in this property have been virtually staged. The furnishings and décor shown are for illustrative and marketing purposes only.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A) 92 plus A	77
(B) 81-91 B	
(C) 70-80 C	
(D) 55-69 D	59
(E) 35-54 E	
(F) 21-34 F	
(G) 1-20 G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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 and 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)

Downstairs WC

Landing

Bedroom One
15'11 x 11'10 (4.85m x 3.61m)

Bedroom Three
11' x 9'10 (3.35m x 3.00m)

Bedroom Two
10'3 x 9'2 (3.12m x 2.79m)

Bedroom Four
11'11 x 7'1 (3.63m x 2.16m)

Bedroom Five
11'4 x 5'4 (3.45m x 1.63m)

Bathroom

Separate W.C

Garage
20'7 x 10'9 (6.27m x 3.28m)

Garden

Driveway

