



Guide Price
£475,000

Freehold

3x  2x  2x 

**Wyndhurst Close, South
Croydon, Surrey, CR2**

OVER 60?

Secure this property
for up to **59% less!**

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Accommodation

GROUND FLOOR

Entrance Hallway

Cloakroom

Living Room (Former Garage): 19'9 x 9'5
(6.02m x 2.87m)

Kitchen/Diner: 16'3 x 11'9 (4.96m x 3.58m)

FIRST FLOOR

Landing

Lounge: 16'4 x 12'6 (4.98m x 3.81m)

Bedroom 1: 14'2 x 13'3 (4.32m x 4.04m)

En-Suite Shower Room

SECOND FLOOR

Landing

Bedroom 2: 14'2 x 12'4 (4.32m x 3.76m)

Bedroom 3: 16'4 x 11'0 (4.98m x 3.36m)

Bathroom

OUTSIDE

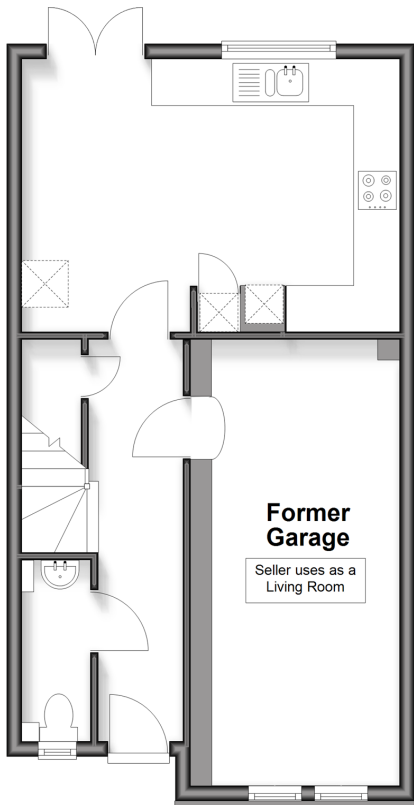
Driveway

Rear Garden

Front Garden

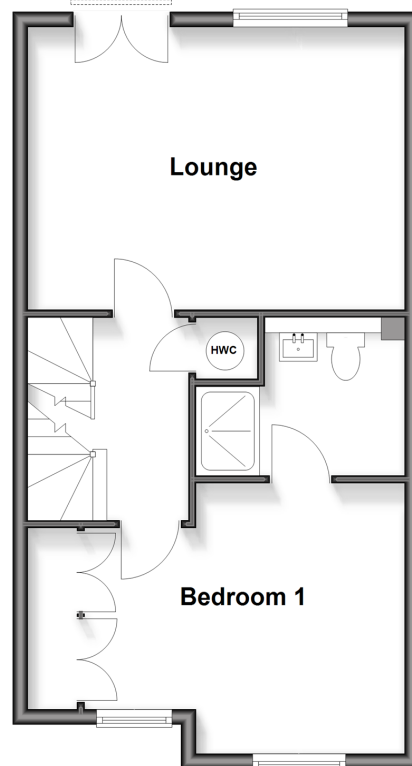
Ground Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



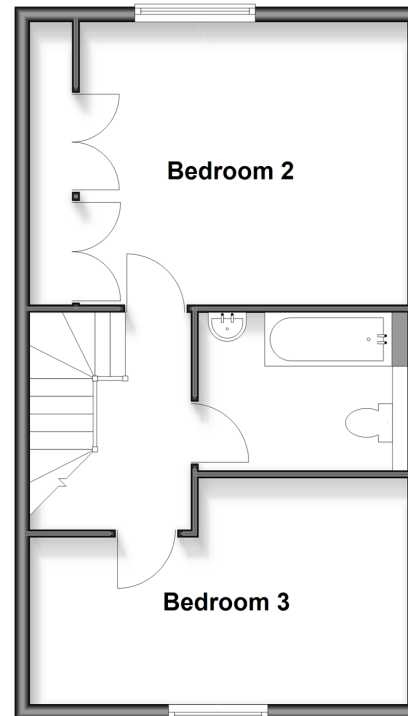
First Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



Second Floor

Approx. 44.2 sq. metres (476.2 sq. feet)





Main features

- Great size town house in quiet private cul-de-sac off Pampisford Road
- En-suite shower room to main bedroom, family bathroom & cloakroom
- Former garage currently used by the owners as an additional living room
- Walking distance to Purley Oaks station and reputable local schools
- Low maintenance level rear garden & driveway



Nearest Schools

Primary Schools: Regina Coeli Catholic Primary 0.3 miles, Purley Oaks Primary 0.5 miles, Christ Church CoFE Primary (Purley) 0.5 miles Secondary Schools: Haling Manor High School 0.1 miles, St Giles School 0.3 miles, Whitgift School 0.6 miles



Transport Information

Train Stations: Purley Oaks 0.3 miles, Sanderstead 0.6 miles, South Croydon 0.9 miles



Address

Wyndhurst Close, South Croydon, Surrey, CR2



Directions

For directions to this property please contact us.



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Call Purley Branch 020 8660 8882 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT:	POTENTIAL:
C(71)	B(83)

21511897/20260207/D1/KV