



Approximate total area⁽¹⁾
2319 ft²
215.4 m²

Reduced headroom
14 ft²
1.3 m²

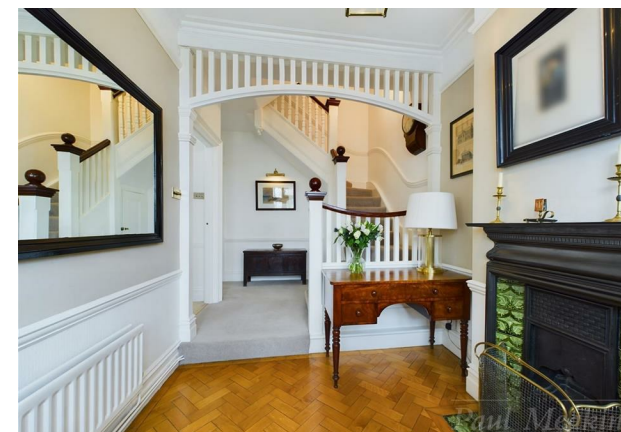
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

GIRAFFE360



EST 1973
Paul Meakin Price Range £900,000 Heathhurst Road, South Croydon, CR2 0BA
ESTATE AGENTS



- PRICE RANGE £900,000-£925,000
- Six bedrooms, three bathrooms over three floors
- Impressive entrance hallway
- Garage and off-street parking for several cars
- Beautifully landscaped garden with mature planting, and lawn
- Far reaching views towards London
- 30-minute commute to London Victoria or London Bridge
- See full marketing video
- Beautiful Edwardian semi-detached home with many period features

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-65) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 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

This stunning Edwardian family home is a true blend of timeless charm and modern comfort, offering six spacious bedrooms across three floors, complete with original period features such as high ceilings and elegant open fireplaces. The impressive entrance hall leads to a generous family living room, and a spacious dining room with direct access to a secluded courtyard patio which is ideal for entertaining and alfresco dining.

The generous kitchen offers plenty of space that includes an informal breakfast/dining area. A hallway off the kitchen provides access to a convenient downstairs WC, a large garage with a utility area, and an additional entrance to the courtyard patio.

The first floor features a luxurious master bedroom and enjoys far-reaching views across London. The room benefits from an en-suite shower room. This floor also offers three more good sized bedrooms, including a rear-facing double room with double doors for views over the beautifully landscaped south-facing garden. A stylishly refitted family bathroom completes this level.

The second floor offers exceptional versatility, with two generously sized rooms perfect for use as a home office, teenage retreat, or separate living space for an au pair or extended family. A generously sized refitted bathroom is also located on this floor. From this floor, you enjoy panoramic skyline views over Croydon towards London.

Outside, the meticulously maintained rear garden is filled with mature trees and shrubs, providing privacy and tranquillity. It also features two additional patios—one with a charming pergola and a brick-built BBQ area, perfect for outdoor gatherings.

The property has been exceptionally well maintained by the current owners, ensuring it remains in excellent condition. This truly is a remarkable family home, and we highly recommend an early viewing to fully appreciate all it has to offer.

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, London Victoria (23 minutes) and London Bridge (26 minutes). Purley Oaks station with regular trains to London Bridge is less than a 10-minute walk away.

The property is well placed for access to many good schools including Ridgeway and Gresham primary schools, Riddlesdown secondary school as well as independent schools Whitgift, Trinity and Croydon High.

This is a superb and rare opportunity to acquire a distinguished family home in a sought-after location.



