



barnard marcus

Hurnford Hurnford Close, South Croydon CR2 0AN

welcome to
Hurnford Hurnford Close, South Croydon

Magnificent house set within approximately 1 acre of land with a huge driveway, garden and three garages.





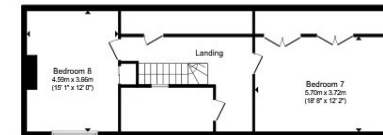
Basement



Ground Floor



First Floor



Second Floor

Total floor area 492.0 m² (5,296 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Set on a substantial plot, this magnificent, detached residence offers exceptional space and versatility, ideal for large or multi-generational families. The property boasts eight/nine generously proportioned bedrooms, four well-appointed bathrooms and two additional toilets, three separate reception rooms, providing an abundance of flexible living and entertaining space. At the heart of the home is a spacious eat-in kitchen, perfect for everyday family life as well as hosting, complemented by a dedicated study and office ideal for home working. Externally, the property continues to impress with a large private driveway offering parking for multiple vehicles and three garages, all set within expansive grounds that enhance both privacy and presence.

Hurnford Close, is a highly regarded residential close in South Croydon, known for its quiet, leafy setting and attractive family homes.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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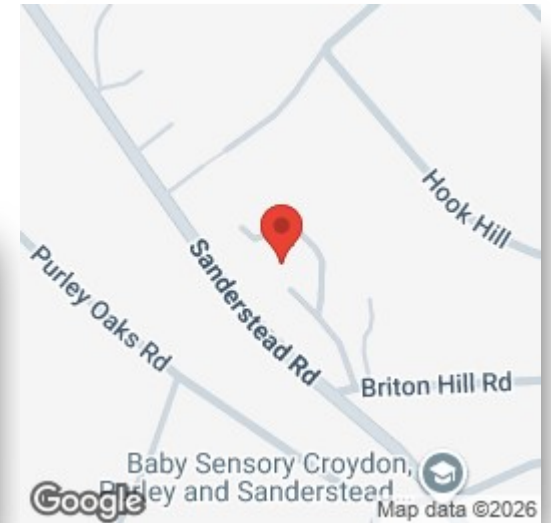
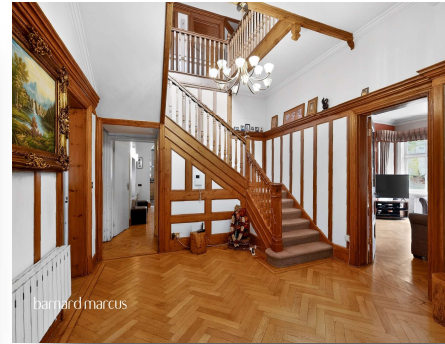
Hurnford Hurnford Close, South Croydon

- Nine Bedrooms
- Four Bathrooms
- Three Receptions
- Eat-in Kitchen
- Study + Office

Tenure: Freehold EPC Rating: D
Council Tax Band: H

Price

£1,800,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107959



Property Ref:
SAN107959 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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