



**Heathurst Road, South Croydon CR2 0BA**



## welcome to Heathurst Road, South Croydon

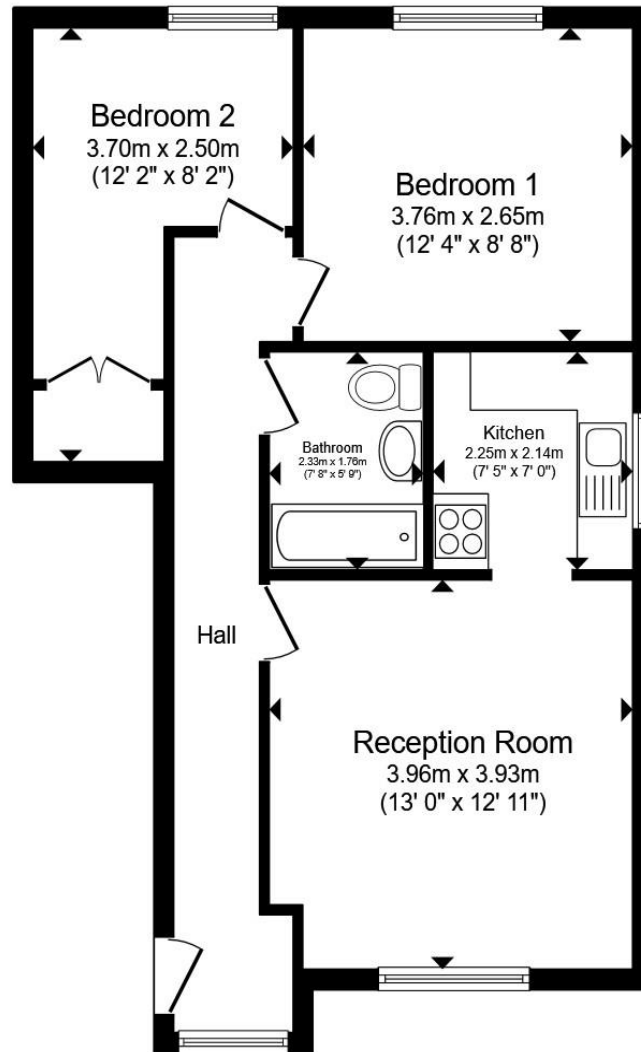
Raised ground floor flat with allocated off-street parking space and access to a generous private communal garden.

A well-presented raised ground floor flat offering bright and spacious accommodation with high ceilings throughout, creating an excellent sense of space and character. The property features a generous lounge/diner, ideal for both relaxing and entertaining, along with two bedrooms and a bathroom. A separate kitchen provides practical and defined cooking space, keeping the living area free for day-to-day comfort and hosting guests.

The flat further benefits from access to a generous communal garden, offering an enjoyable outdoor space, and an allocated off-street parking space for added convenience.

Situated on Heathurst Road, the property enjoys a highly desirable South Croydon location. The area is well known for its quiet residential feel while remaining exceptionally well connected. Sanderstead & Purley Oaks stations are within easy reach, providing fast and frequent services into London, making it ideal for commuters. A range of local shops, cafés, and amenities are close by, with the wider selection of restaurants and retail options in Croydon town centre easily accessible. The location is also popular for its proximity to well-regarded schools, green open spaces, and attractive walking routes, offering a balanced lifestyle of convenience and tranquillity.





Total floor area 55.6 m<sup>2</sup> (598 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](http://www.propertybox.io)

**welcome to**

## **Heathhurst Road, South Croydon**

- Raised Ground Floor
- Two Bedrooms
- Lounge/Diner
- Separate Kitchen
- Family Bathroom
- Allocated Off-Street Parking Space
- Generous Communal Garden
- No Chain

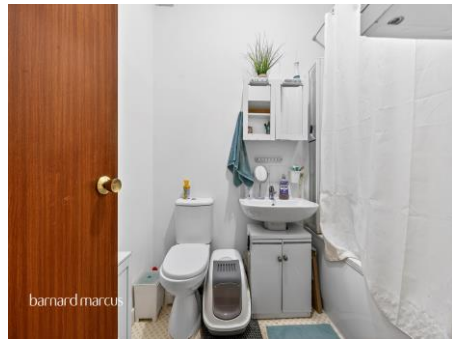
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAN105386 - 0004

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