



barnard marcus

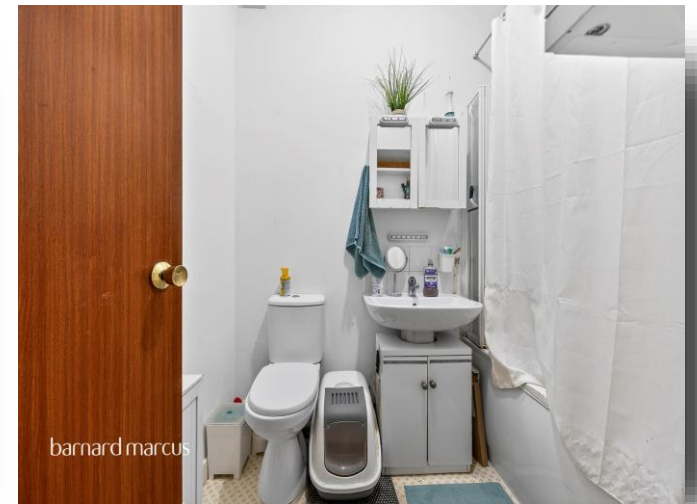
Heathurst Road, South Croydon CR2 0BA

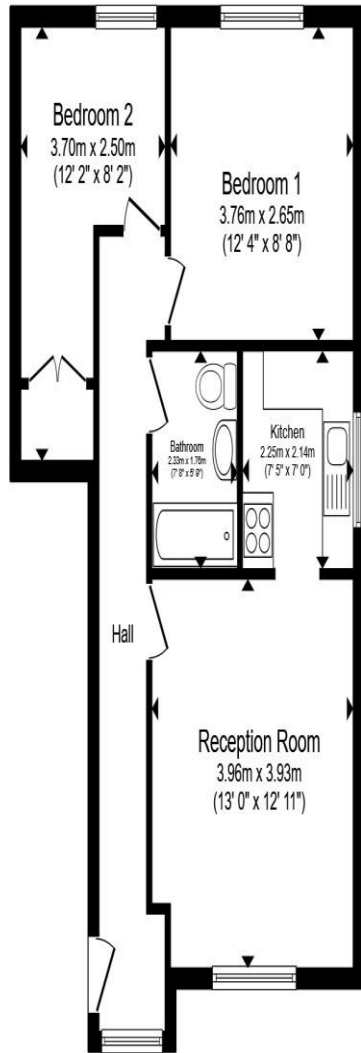


welcome to
Heathurst Road, South Croydon

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 Heathhurst 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 m² (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



welcome to

Heathurst Road, South Croydon

- Raised Ground Floor
- Two Bedrooms
- Lounge/Diner
- Separate Kitchen
- Family Bathroom

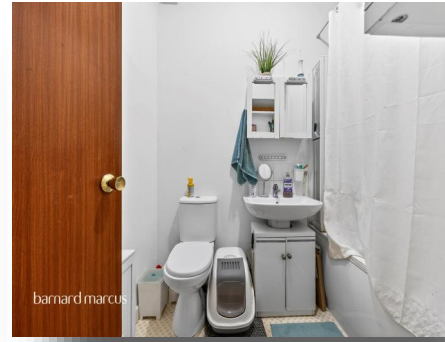
Tenure: Leasehold EPC Rating: D

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.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN105386



Property Ref:
SAN105386 - 0006

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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