

# FOLKLANDS



HEATHHURST ROAD, SOUTH CROYDON

GUIDE PRICE £775,000

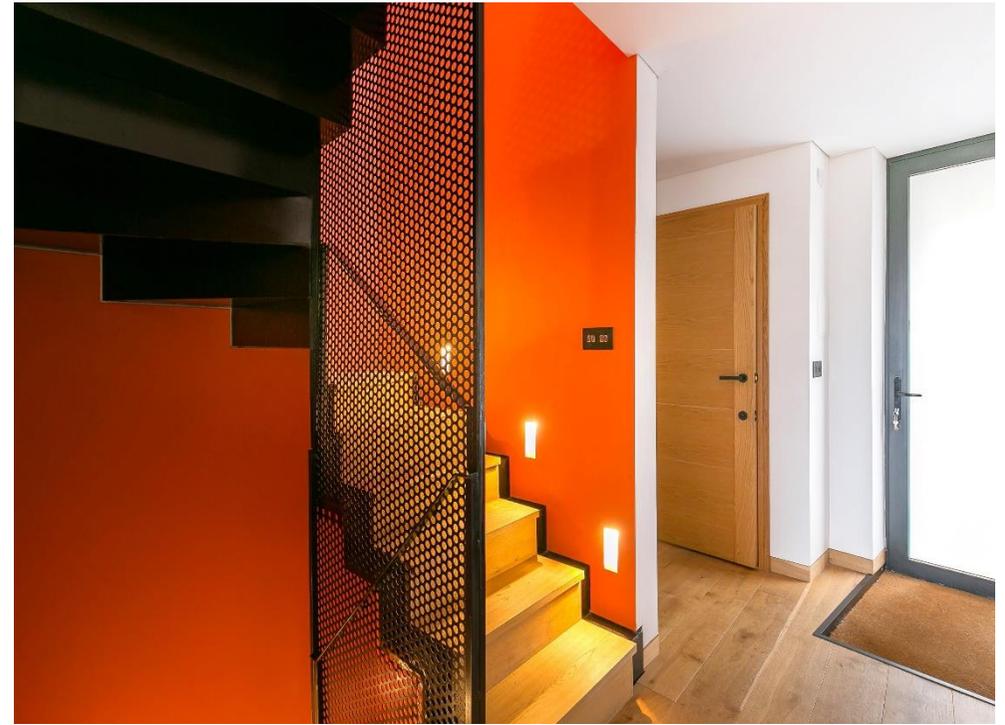
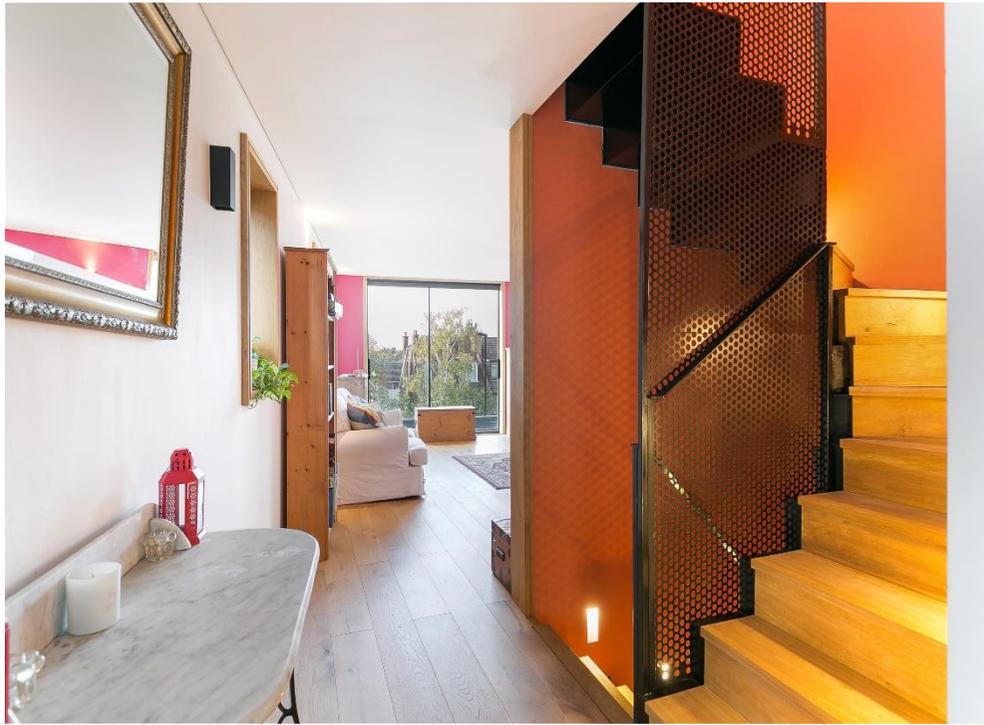


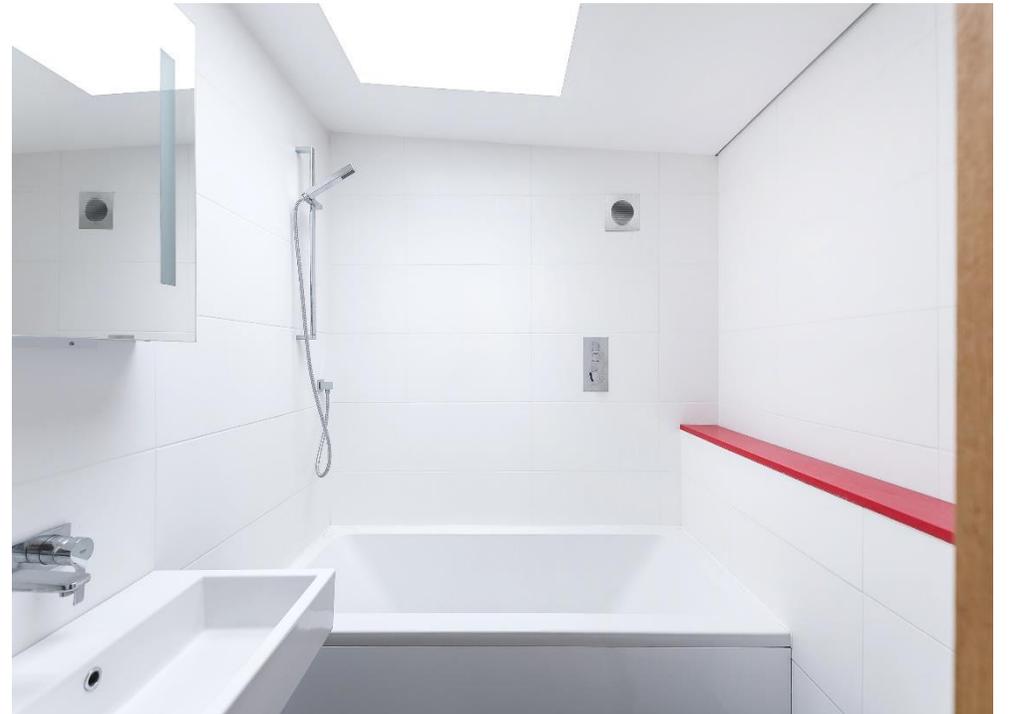










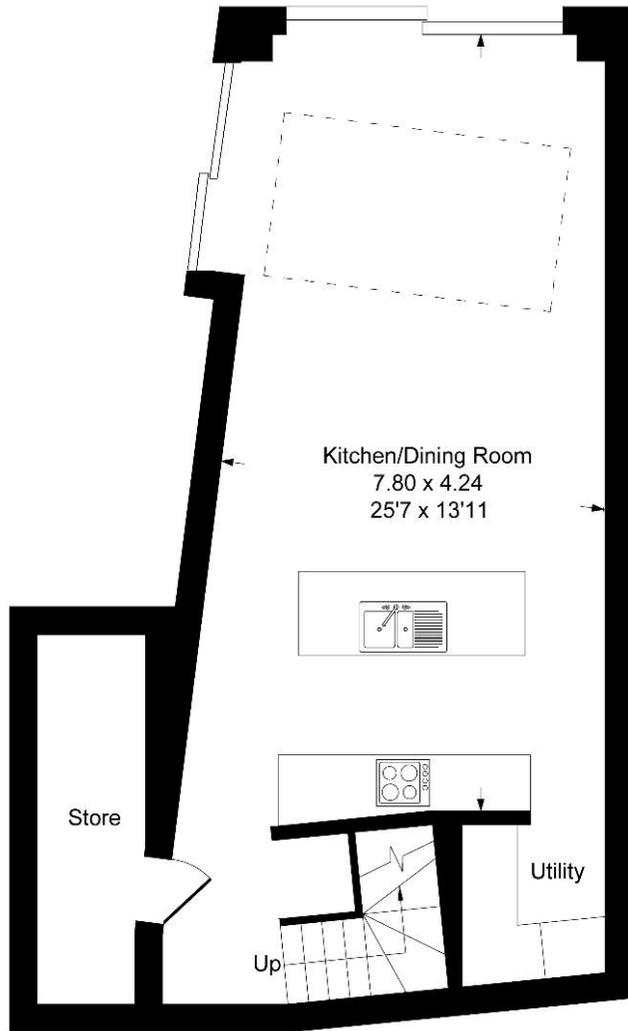




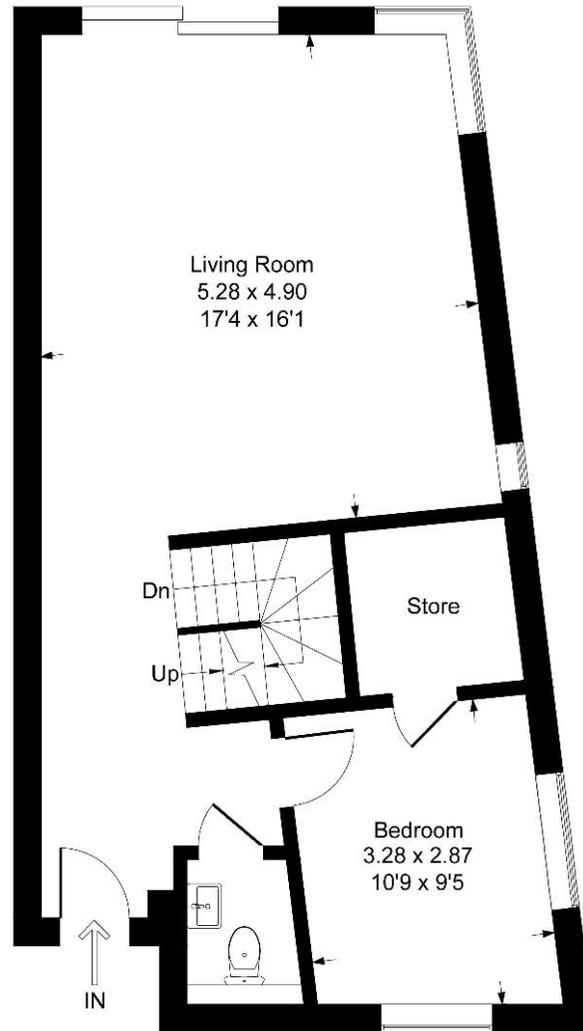


# Heathurst Road, CR2 0BB

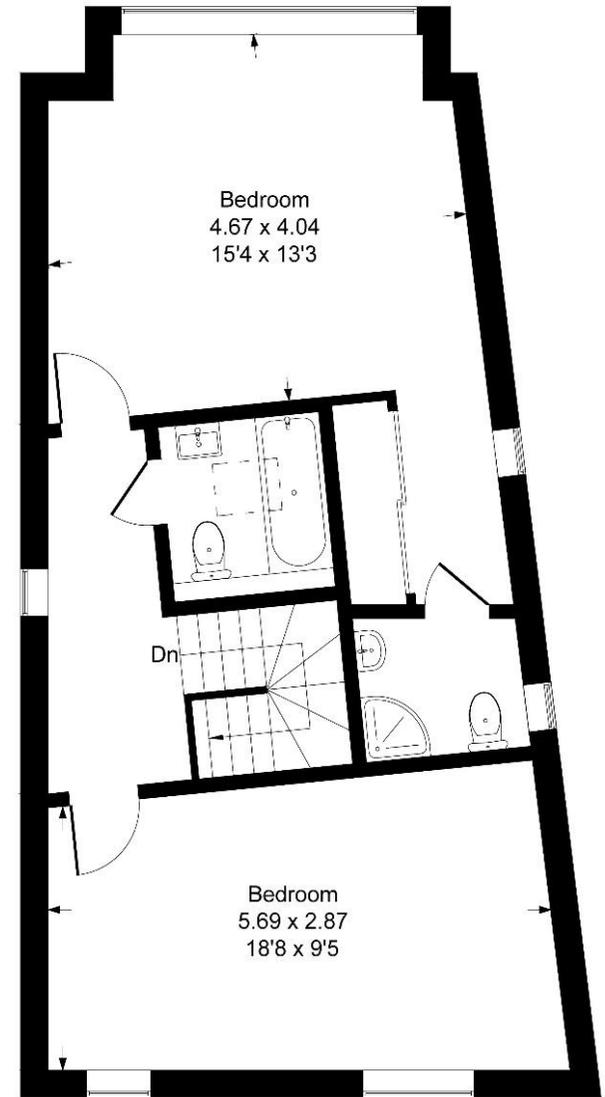
Approximate Gross Internal Area = 172.42 sq m / 1856 sq ft



**Lower Ground Floor**



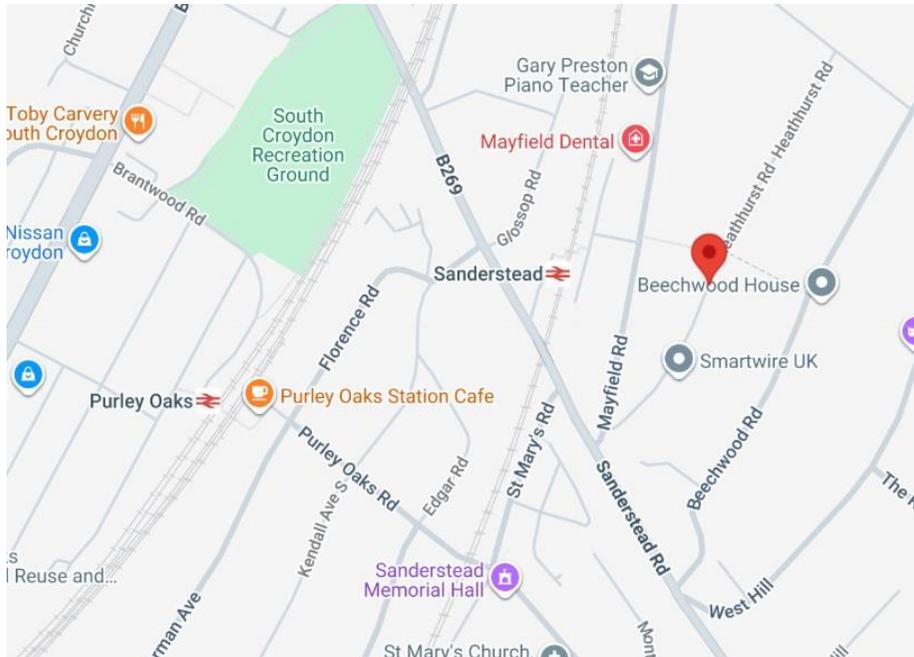
**Ground Floor**



**First Floor**

Illustration for identification purpose only, measurements approximate, and not to scale.

- ❖ THREE DOUBLE BEDROOM & TWO BATHROOM
- ❖ ARCHITECTURALLY DESIGNED THREE STOREY DETACHED HOUSE
- ❖ HIGH SPECIFICATION THROUGHOUT
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ HIGHLY DESIRABLE RESIDENTIAL ROAD
- ❖ 0.2 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ WEST FACING REAR GARDEN
- ❖ SUPERB ENERGY RATING
- ❖ EPC EER B



**\*\* Architecturally Designed \*\* High Specification Throughout \*\* Chain Free \*\* Built in Circa 2021 \*\* Excellent Energy Rating \*\*** A superbly presented three double bedroom three-storey detached house, situated within this desirable residential road; conveniently located only 0.2 miles from Sanderstead train station & 0.4 miles from Purley Oaks train station.

With 1856 SQFT of floorspace, this spacious home enjoys a designer finish throughout, it features off-road parking for two cars and there is a west facing rear garden with side access & a timber cabin. Internally, the house boasts a smart heating system with thermostatically controlled underfloor heating, there is a useful downstairs WC, excellent storage and many design features. Notably, the large bespoke windows introduce an abundance of natural light into the home and to the top of the house you are afforded beautiful far-reaching views over the treetops.

The accommodation comprises a main double bedroom suite with built-in wardrobe storage & an en-suite shower room, two further double bedrooms, a stylish family bathroom suite with shower over-bath, a downstairs WC, a generous entrance hall, a dual aspect 17'4 x 16'1 reception room with Juliette balcony, a separate utility room, and a beautifully appointed 25' kitchen/ dining room with breakfast bar island & two large pairs of sliding doors leading onto the garden patio.

Furthermore, the property sits nearby to several local shops, cafes & conveniences, it is within an easy reach of a number of local parks, woodlands & golf courses, and falls within the catchment of an array of well-regarded primary & secondary schools (Be that state or private).

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		