

Heathhurst 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 into London. Purley Oaks station with regular trains to London Bridge is less than a 10 minute walk away. The nearby bus route provides regular access to the centre of Croydon. For families there are a selection of excellent primary and secondary schools and local amenities just a few minutes’ walk from the property.



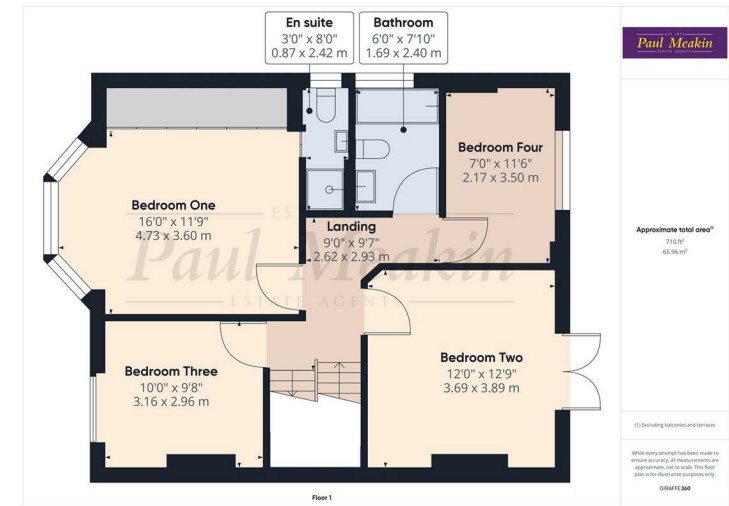
Energy Efficiency Rating

| Very energy efficient - lower running costs | Current | Potential |
|---------------------------------------------|---------|-----------|
| (92 plus) A                                 |         | 72        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    | 44      |           |
| Not energy efficient - higher running costs |         |           |

England & Wales  
TAX BAND: F

EU Directive  
2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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



EST 1973

Paul Meakin

ESTATE AGENTS

Price Guide £950,000 Heathhurst Road, South Croydon, CR2  
OBA

- Beautiful Edwardian family home
- Over three floors
- Three bathrooms
- Utility area
- Full of charm and character
- Six bedrooms
- Impressive Reception hall
- Garage
- Off street parking for multiple cars
- South facing landscaped garden

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. As you step inside, you're greeted by a grand reception hall leading to a generous family living room, and a spacious dining room/second reception room with direct access to a secluded courtyard patio which is ideal for entertaining guests or enjoying alfresco dining.

The expansive, kitchen offers plenty of space for a 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 with a large bay window that frames far-reaching views and includes an en-suite shower room. This floor also offers three more well-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 top floor offers exceptional versatility, with two generously-sized rooms and a third refitted bathroom—perfect for a home office, teenage retreat, or separate living space for an au pair or extended family. From this floor, you'll enjoy panoramic skyline views over Croydon and towards London.

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

The current owners have dedicated significant care, time, and investment into maintaining this property, ensuring it remains in pristine condition. This truly is a remarkable family home, and we highly recommend an early viewing to fully appreciate all it has to offer.





