



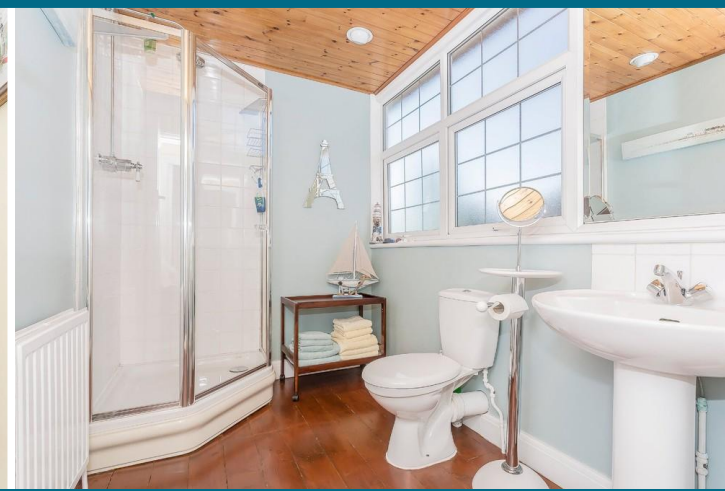
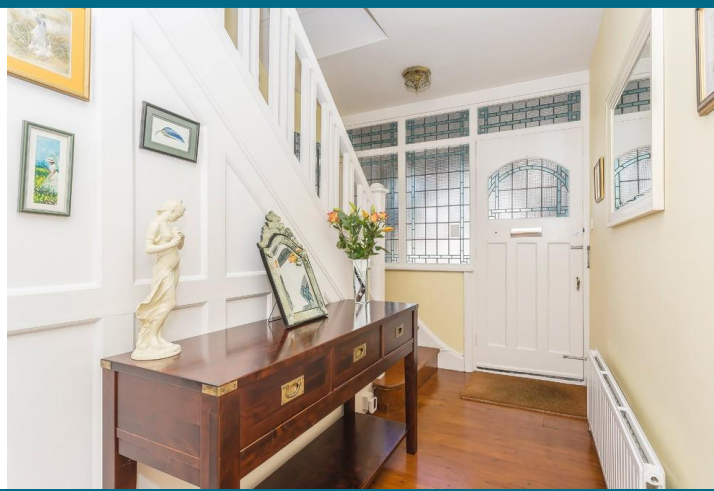
## Hurst Way, Croham Hurst, South Croydon, CR2.

CHARMING FAMILY HOME IN DESIRABLE 'CROHAM HURST' LOCATION.

Searching for a lovely house to be your 'forever-home'? Then don't miss this lovely, light detached property with 4 bedrooms and 2 'bathrooms' enjoying a sought-after, leafy, residential setting just over half a mile from South Croydon Station.

## Guide Price £800,000 Freehold

- Charming Detached House
- 4 Good-Sized Bedrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- 2 'Bathrooms'



## Property Description

If you are searching for a lovely house with the potential to be your 'forever' family home, you should view this charming detached property without delay. Located in one of South Croydon's most favoured areas it already offers fantastic accommodation and there is lots of extra potential to extend, perhaps into the loft as well as scope to stamp your own identity onto the spacious interior (subject to any usual consents) .

Well cared for by the present owners - the property affords an entrance hall, a large reception room with fireplace, a separate formal dining room with doors onto the delightful rear garden, spacious kitchen/breakfast room, first floor landing with access to the large loft, four good-sized bedrooms, a bathroom plus a separate upstairs shower-room each with a wc

and there is also a useful ground floor study/family room converted from the garage. Features to note include gas heating, double glazing and Mediterranean style shutters on some of the rear windows.

Externally there is a driveway to the front providing plenty of off-road parking whilst to the rear there is a beautifully tended sunny South-facing garden with a secluded outlook. A garden room with light and power provides a great flexible space for a home office, studio or children's play room.

The wooded slopes of Croham Hurst are just at the end of the road, perfect for a walk with dogs or children and the golf course adjacent to that. South Croydon Station is just over half a mile away and there are well thought of private and state schools nearby.

Call the Seller's sole agent, Martin & Co Croydon, now for an appointment to view!

ENTRANCE HALL

RECEPTION ROOM:

15' 4" x 14' 8" (4.67m x 4.47m)

DINING ROOM:

14' 9" x 11' 4" (4.5m x 3.45m)

KITCHEN/BREAKFAST ROOM:

20' 10" x 13' 8" max. (6.35m x 4.17m)

(BREAKFAST AREA)

(13' 2" x 10' 4") (4.01m x 3.15m)

(KITCHEN AREA)

(13' 8" x 7' 5") (4.17m x 2.26m)

GARAGE/OFFICE/STUDY:

16' 2" x 7' 10" (4.93m x 2.39m)

LANDING:

BEDROOM 1:

13' 3" x 12' 4" (4.04m x 3.76m)

BEDROOM 2:

14' 10" x 11' 5" (4.52m x 3.48m)

BEDROOM 3:

11' 9" x 11' 2" (3.58m x 3.4m)

BEDROOM 4:

11' x 7' 10" (3.35m x 2.39m)

BATHROOM/WC:

10' 4" x 6' (3.15m x 1.83m)

SHOWER ROOM/WC:

8' 10" x 6' (2.69m x 1.83m)

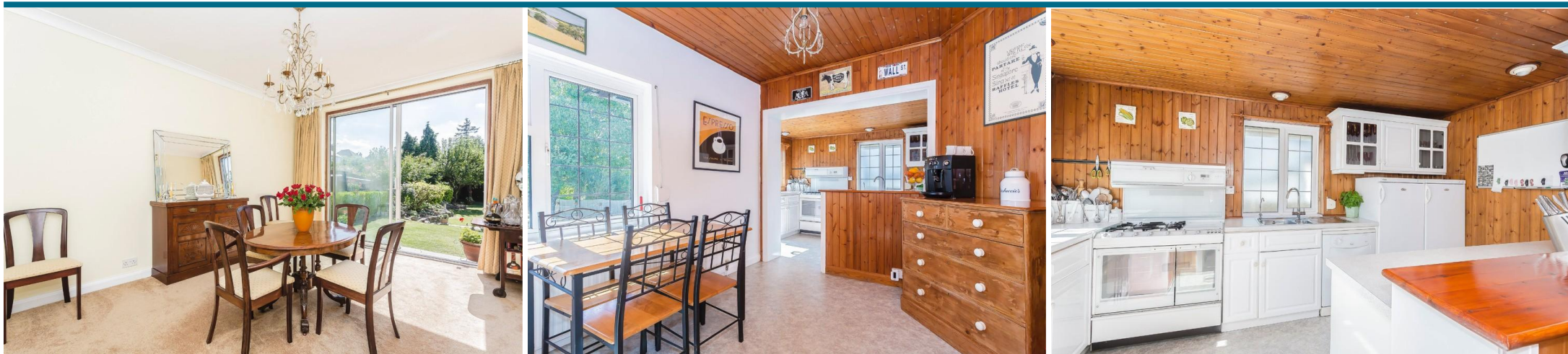
PARKING:

REAR GARDEN

South Aspect

GARDEN ROOM/STUDIO

11' 2" x 11' 1" (3.4m x 3.38m)



## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

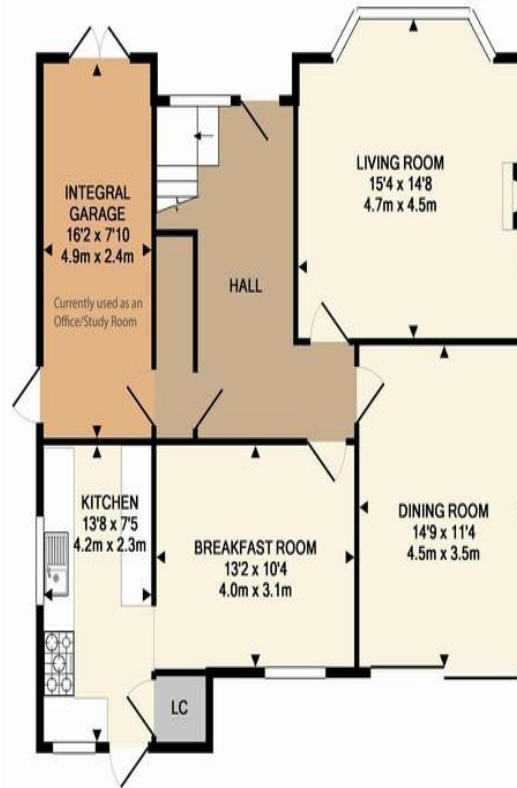
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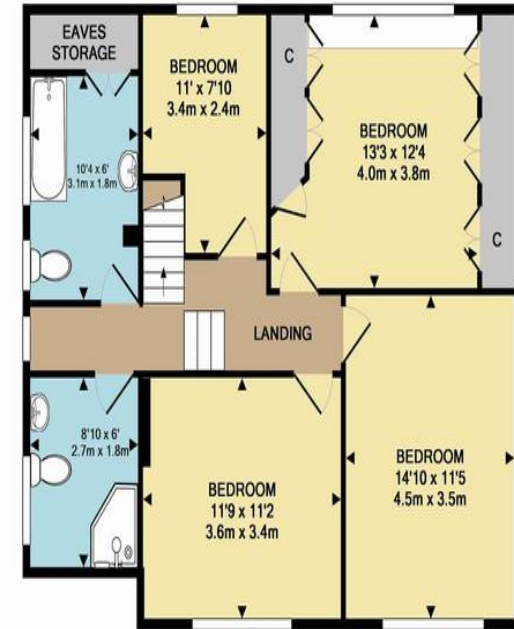
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



GROUND FLOOR  
APPROX. FLOOR  
AREA 1078 SQ.FT.  
(100.1 SQ.M.)

Garden Studio, not shown in actual position, location is to the rear of the garden



1ST FLOOR  
APPROX. FLOOR  
AREA 856 SQ.FT.  
(79.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1934 SQ.FT. (179.6 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. [www.darrylfoxonphotography.co.uk](http://www.darrylfoxonphotography.co.uk)  
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