

SOLD STC



Heathfield Road, South Croydon

5 Bedrooms, 2 Bathroom, Semi-Detached House

Offers In Excess Of £650,000



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- 5 Bedroom Semi-Detached House
- Over 2000SqFt (199sqm)
- 3 Reception Rooms
- Kitchen with Range Cooker
- 2 Bathrooms



If you are looking for a home with space for all the family then hurry to move this super-sized semi-detached Victorian house, enjoying a fantastically convenient residential location, only minutes away from local shops and to South Croydon Station as well as being just seconds from the 'outstanding' Ofsted rated Heathfield Academy primary school.

Retaining many original and character features and benefitting from the high ceilings typical of the period, the property has very generous accommodation of over 2000 square feet arranged over three floors, plus a very useful storage cellar. The ground floor has an entrance hall, a spacious reception room with feature fireplace, a separate dining room with doors to a bright conservatory, a snug - the perfect place to curl up with a novel or the newspapers - and a fitted kitchen with space for a range cooker. The first floor provides three double bedrooms, a fourth bedroom that is ideal as a nursery, office or dressing room and a luxurious family bathroom with both a freestanding bath and a large shower enclosure. The top floor affords a further double bedroom with walk-in closet and another bathroom/wc.

Externally the front garden has been paved to provide off street parking and there is a garage to the side of the house - great for a smaller car, motorcycle or bicycle storage. At the rear there is very sunny South-West facing landscaped garden.

Heathfield Road is perfectly placed just a short walk from South Croydon's excellent local amenities including the Station. The bars and eateries of the Restaurant Quarter are also just around the corner, whilst the town centre can be easily reached either on foot or by nearby bus services.

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





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



Approximate Gross Internal Area 2137 sq ft – 199 sq m
 Cellar Area 99 sq ft – 9 sq m
 Ground Floor Area 1001 sq ft – 93 sq m
 First Floor Area 734 sq ft – 68 sq m
 Second Floor Area 303 sq ft – 29 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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