

# Truuli



## Heathurst Road, South Croydon, Surrey, CR2 0BB

£950,000 Freehold

- Offered with no onward chain
- Four double bedrooms
- Outhouse in the garden
- Additional utility room
- Detached family home
- Close to Sanderstead station

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

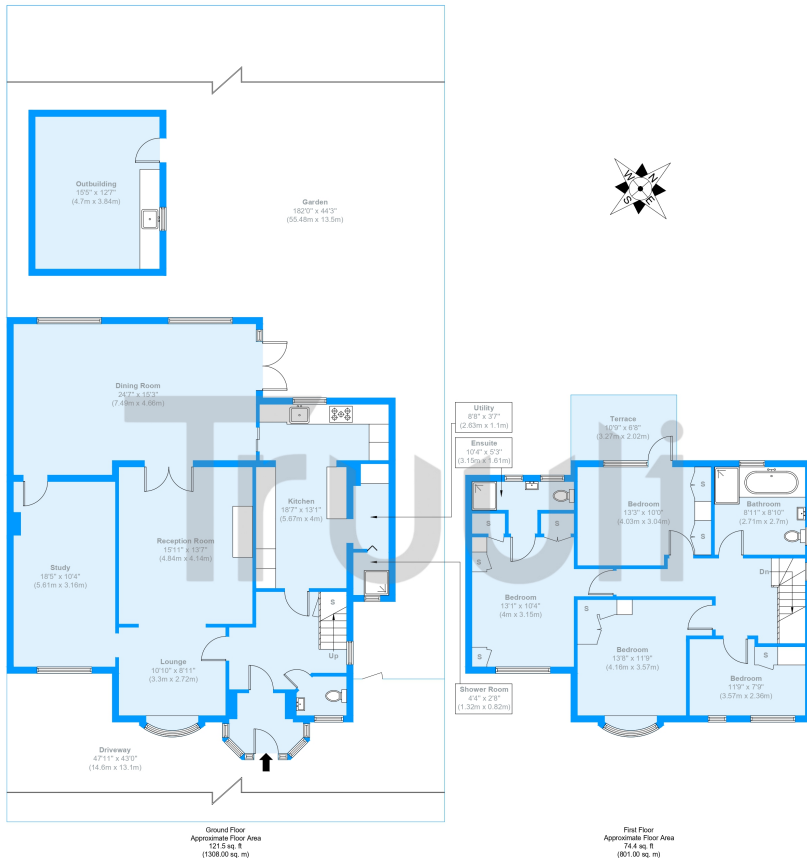
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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\*\*\* Vendor comments \*\*\* "When we first walked into this house, we were instantly struck by a sense of belonging and positivity. It felt like a dream home, especially with the spacious garden that became a cherished space for our kids. Over the years, we've seen our children and grandchildren grow up here, creating countless happy memories."

## Heathurst Road



Approximate Gross Internal Area = 195.9 sq m / 2109 sq ft  
 Outbuilding = 18 sq m / 194 sq ft  
 Total = 213.9 sq m / 2302 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

