



29 Hurst View Road, South Croydon, Surrey, CR2 7AJ

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Hurst View Road  
South Croydon  
Surrey CR2 7AJ

Guide Price £850,000

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An attractive and spacious four-bedroom detached family home, originally built circa 1929, offering over 1,700 sq ft (161 sq m) of well-balanced accommodation. The property features three reception areas, a conservatory, utility room, ground floor shower room and garage, together with a beautiful westerly-facing garden, all situated in the highly desirable Croham Hurst area of South Croydon. EPC Rating C. Council Tax Band F.

The property opens into a generous entrance hall (14'11 x 9'8) providing excellent storage and a welcoming sense of space. To the front is an impressive reception room (15'5 x 14'1) with an attractive bay window, creating a bright and comfortable living space. To the rear, a separate dining room (13'11 x 12'0) provides an ideal setting for entertaining and flows through to the modern fitted kitchen (10'6 x 8'4) with built-in appliances and access to a separate utility room (8'6 x 6'1). A delightful conservatory (13'7 x 8'4) overlooks the garden and opens directly onto the patio, providing an additional reception area perfect for relaxing or entertaining. The ground floor also benefits from a convenient shower room.

Upstairs, a galleried landing leads to four well-proportioned bedrooms, including a spacious principal bedroom (15'5 x 12'8) and a second large double (14'11 x 11'6). The remaining bedrooms measure 14'1 x 11'0 and 10'6 x 9'6, making them all comfortable doubles. These are served by a family bathroom with bath and shower over.

Further features include gas central heating, double glazing, an integral garage (15'9 x 8'4), private driveway parking and a superb westerly-facing rear garden with patio and side access, ideal for outdoor dining and family use.

#### Location

Hurst View Road is a quiet residential road positioned off Hurst Way, close to the beautiful open spaces and woodland walks of Croham Hurst Woods.

The area is well served by a range of respected schools in both the private and state sectors, as well as local tennis, cricket and golf clubs. Comprehensive shopping, dining and leisure facilities can be found in Croydon, while nearby stations including Sanderstead railway station and South Croydon railway station provide convenient links into Central London and surrounding areas.





Hurst View Rd, South Croydon CR2  
 Approx. Gross Internal Area 1,737 sq. ft / 161.38 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning  
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 not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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