



Hurnford Cottage, 325, Sanderstead Road, Sanderstead, Surrey, CR2 0JP

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Sanderstead
Surrey CR2 0JP

Guide Price £700,000

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Hurnford Cottage is a charming, rarely available, 1900s Semi-Detached Home with Exceptional Potential – Sanderstead Road, Sanderstead, CR2. EPC Rating D. Council Tax Band F.

Set on a generous plot in a highly sought-after Sanderstead location, this substantial six-bedroom semi-detached period property offers a rare opportunity for buyers seeking a characterful home with outstanding scope for modernisation, extension or redevelopment (STPP).

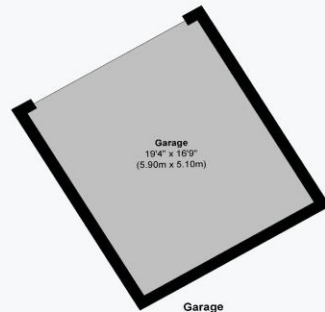
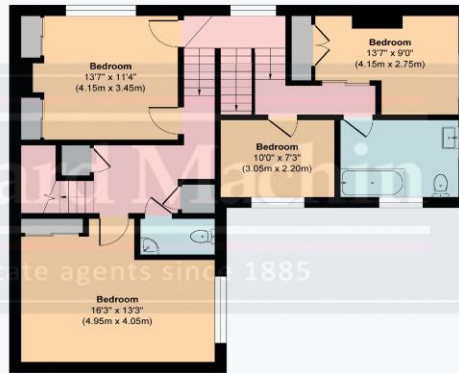
Built in the early 1900s, the home retains a wealth of charming period features, including high ceilings, large bay windows and an elegant layout that invites creativity. With an impressive 2,186 sq ft of internal space, the property is perfectly suited to those wishing to reimagine a classic home into something truly special.

The ground floor features a welcoming entrance hall, two spacious reception rooms, a large kitchen, utility room and a versatile study/bedroom. The first floor offers four well-proportioned bedrooms and a family bathroom, while the second floor provides two additional bedrooms—ideal for guests, older children or a home office suite. Outside, the standout feature is the substantial plot, offering excellent potential for further development.

The detached garage, multiple outbuildings and expansive surrounding land suggest possibilities for annexe accommodation or multi-generational living, subject to planning permissions and consents.

Situated close to local amenities, reputable schools, green spaces and transport links, this property combines convenience with future promise—an exciting canvas for renovators and developers alike. A rarely available home bursting with character, space and opportunity—early viewing is strongly recommended.



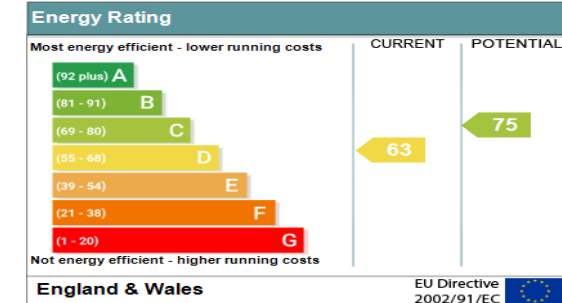


Sanderstead Rd. South Croydon CR2
Approx. Gross Internal Area 2,186 sq. ft / 203.09 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

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Address: 325 Sanderstead Road, SOUTH CROYDON, CR2 0JP
 RRN: 9320-2275-5590-2925-8615



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