

## 3 Bedroom Detached

Copthorne Rise, South Croydon, CR2 9NN

£750,000



- DETACHED 3 BEDROOM BUNAGLOW
- SCANDIA HUS CONSTRUCTION
- WALK IN WARDROBE
- 2 RECEPTION ROOMS
- CLOSE TO SCHOOLS
- EN-SUITE
- DRIVEWAY FOR SEVERAL CARS
- GARAGE WITH ELECTRIC DOOR
- CLOSE TO AMENITIES
- TRANSPORT LINKS





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Hannah James Estates are proud to present this exceptionally large 3 bedroom detached bungalow located in a popular residential road.

This exceptional home flows effortlessly and with well proportioned rooms and has been lovingly cared for by the current owners. Comprising of a spacious and inviting entrance hall, Kitchen, dining room, sitting room, master bedroom with large en-suite and a very useful walk-in wardrobe, two further double bedrooms both with inbuilt wardrobes and a family bathroom which can also be accessed from the front bedroom.

Designed and constructed by Scandia Hus circa 12 years ago. Being Scandinavian built the property offers a very high standard of build which can be seen when viewing the property. The property also has triple glazed windows and solar panels for hot water. The property benefits further from having an impressive energy performance rating of B

The property includes a large driveway allowing parking for several cars. There is also a ramp leading to the front door, integrated garage with an electric door and a walk-in shower which makes the property very accessible if required.

Externally there is a low maintenance wrap round garden.

## Location

Set in a most sought-after set of roads providing convenient access to both Sanderstead, Purley and Selsdon. Sanderstead is renowned for its open spaces and community spirit. There are lots of clubs and groups within walking distance, such as the Scouts, Girl Guides, and Sanderstead library. The village provides a range of shops that include Costa Coffee, barbers, dry cleaners, opticians and a Waitrose Supermarket.

The open space of Sanderstead Recreation Ground comprises of a swing park, coffee shop and a central pavilion currently being used as a nursery. Waitrose, Sainsbury's, Tesco's and Aldi are all close by. There is also a good range of both state and independent schools including Riddlesdown Secondary school, Croydon High, Primary schools include Ridgeway Primary & Nursery, Gresham Primary, Sanderstead Park Nursery, and Atwood Primary Academy.

Situated within easy reach of open countryside at Riddlesdown Common, Riddlesdown train station is a short walk away, with frequent direct services to London Bridge and London Victoria with an impressive commute time of 20 minutes. East Croydon is two stops away with transfers to London Gatwick and the coast. Additionally, the 412 bus routes are close to hand serving neighbouring towns.











# Floorplan(s)



Measurements are approximate, not to scale and for illustrative purposes only.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	89   B	
69-80	C		80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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