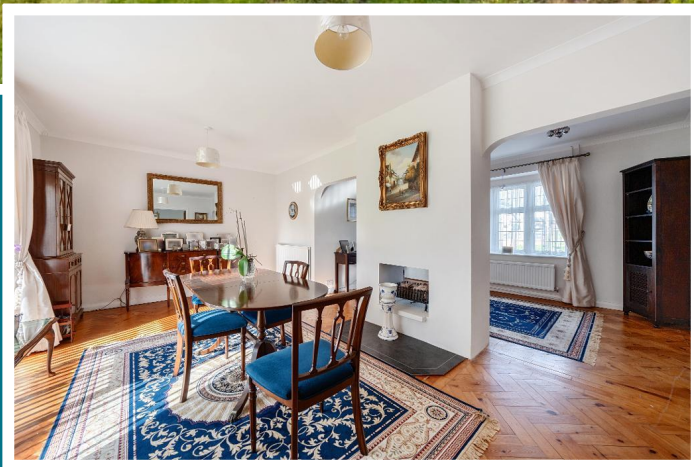


3 Bedroom Detached Bungalow

Sanderstead Court Avenue, Sanderstead, CR2 9AW

£745,000



- Detached Bungalow
- 3/4 reception rooms
- Large rear garden
- Located Close to Sanderstead Village
- Scope to extend STPP
- 3 Bedrooms
- versatile living layout
- Lean to
- Driveway & Garage with new roof
- No onward chain



3 Bedroom Detached Bungalow

£745,000

Sanderstead Court Avenue, Sanderstead, CR2 9AW

NO ONWARD CHAIN
SCOPE TO EXTEND STPP

Hannah James Estates are delighted to welcome to the market a rarely available and Chain Free, three double bedroom detached bungalow with flexible accommodation, situated in a desirable tree lined road within walking distance to Sanderstead Village.

The home would suit a young family with Atwood primary, Gresham primary and Riddlesdown Secondary school all being a short walk away. The property could also benefit a retired couple due to the property being a short walk from local amenities and offering a versatile living layout.

The property consists of three double bedrooms with the third bedroom currently being used as a reception room with sliding doors to the rear garden. The property boasts of four interconnecting reception rooms. The open plan living room/dining room has lovely rustic features including an exposed brick wall and open fireplace. Furthermore, there is a fitted kitchen, family bathroom and separate WC. From the kitchen you have access to the lean to offering further storage area and access to the rear garden.

Externally to the front of the property there is off street parking for several cars leading to a garage with up and over door, the garage roof has also been recently replaced. A delightful large rear garden stocked with beautiful shrubs, plants and large patio area which can be enjoyed with friends & family during the summer months.

Location

This home is situated within a very short and level walk of Sanderstead Village which offers many shops and amenities. The property is ideal for families looking to be within the catchment area of local primary and secondary schools.

The village itself has a wide variety of shops including popular restaurants, a Post Office, a Costa, dry cleaners, barbers, hairdressers, Optician and further down a Waitrose supermarket, opposite Waitrose there is the Sanderstead recreation ground with its swing park, and central pavilion being used as a child's nursery, and a cricket and hockey club next door.

The 403 and 412 bus stops are just a short walk away, with frequent buses running to Sanderstead station, Purley Oaks station and South Croydon station which offer direct services to London Bridge and London Victoria with an impressive commute time of 20 minutes. From Sanderstead & Purley Oaks stations, East Croydon is one stop away with transfers to London Gatwick and the coast. Additionally, the 412 and 403 bus routes serve neighbouring towns.





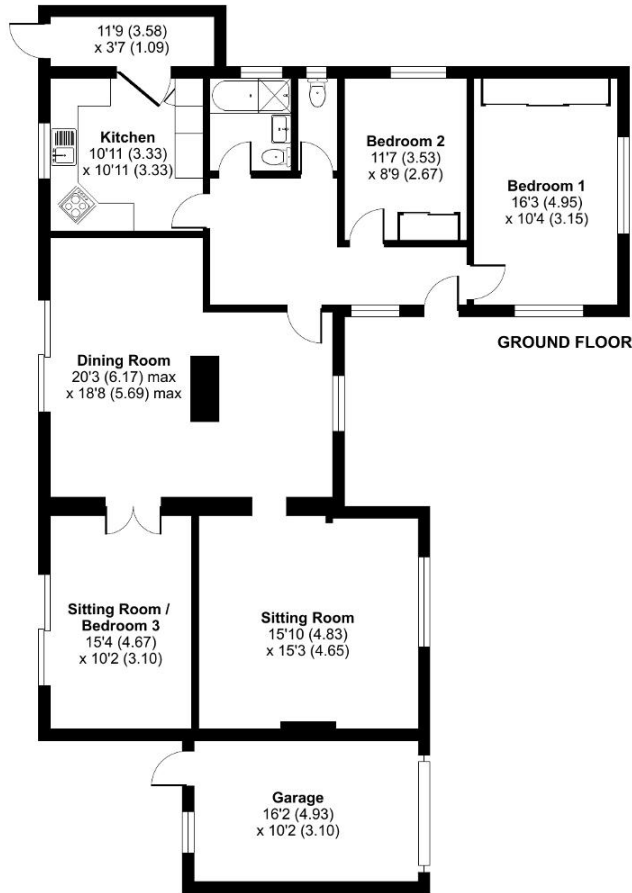


Floorplan(s)

Sanderstead Court Avenue, South Croydon, CR2



Approximate Area = 1433 sq ft / 133.1 sq m
 Garage = 164 sq ft / 15.2 sq m
 Total = 1597 sq ft / 148.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hannah James Estates. REF: 1112012

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Consumer note: These details should not be relied on for accuracy or completeness and do not form part of any agreement. No appliances or warranties are to be tested or examined by us. A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any questions they may have about local consents or questions about the area and the sale contract must prevail. Hannah James Estates is regulated by the PRS No. 4386 and is a trading name of Manchesters Solicitors which is Authorised and Regulated by the SRA under SRA No. 58391.