

3 Bedroom Semi-Detached

Brian Avenue, South Croydon, CR2 9NJ

Offers Over

£650,000



- *No CHAIN* refurbishment req'd
- Downstairs WC and Large Bathroom
- Driveway & Garage
- Sought after location with no house opp.
- No onward chain
- Potential Investment
- Potential utility area beside kitchen
- Large south facing level garden
- Scope to extend STPP
- Guide price £690,000 - £699,000



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£650,000

NO ONWARD CHAIN

SCOPE TO EXTEND AS IN THE CASE OF THE ADJOINING HOUSE PARTIALLY VISIBLE FROM THE GARDEN IMAGES

HIGHLY SUITED TO BUILDERS AND INVESTORS, OR THOSE WHO WANT TO PUT THEIR STAMP ON THEIR FAMILY HOME.

Hannah James Estates are proud to present this larger than average and well-presented 1930's semi-detached property in a very popular residential tree-lined road of Sanderstead.

The property briefly comprises of a generous entrance hallway, front reception with bay window, sitting room with patio doors leading to the large rear garden via a lean-to. Original parquet flooring. From the kitchen you have access to a utility area, the downstairs WC, and the integral garage. Upstairs from the landing there is access to three generous size bedrooms and a larger than average family bathroom.

Externally to the front of the property there is a driveway offering off street parking, which could be expanded to accommodate more than one car, and a garage with up-and-over door. The rear gardens benefits form a south facing garden, mainly laid to lawn with mature shrubs and trees and a view towards Riddlesdown Wood.

Location

Set in one of the most sought-after and quiet tree line roads in Sanderstead 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 the Sanderstead library and church activities. The Purley Oaks golf course is just a hundred yards to the west and a short drive away.

The village of Sanderstead (pictured) provides a range of shops that include Costa Coffee, barbers, dry cleaners, opticians and a Waitrose Supermarket and is walkable via a public footpath short cut in Shaw Crescent and then over the Sanderstead recreation ground.

The open space of Sanderstead Recreation Ground (pictured) comprises of a swing park, coffee shop and a central pavilion currently being used as a nursery. Waitrose, Sainsbury's, Tesco and Aldi are all close by. There is also a good range of both state and independent schools including Riddlesdown Secondary school (Outstanding Ofsted at present) within walking distance via a public footpath shortcut off Mitchley Avenue, and Croydon High, and Whitgift Schools are a short bus journey away. Further, Ridgeway Primary & Nursery, Gresham Primary, Sanderstead Park Nursery, and Atwood Primary Academy (outstanding Ofsted at present) are all close-by.

Situated within easy reach of open countryside at the City of London Corporation owned Riddlesdown Common picnic spot and car park (pictured), (2 minutes by car) and Riddlesdown train station is only half a mile away (also pictured), with frequent direct services to London Bridge and London Victoria with an impressive commute time of approximately 20 minutes. East Croydon is two stops away with transfers to London Gatwick and the coast. Additionally, the 412 and 403 bus routes are close to hand serving neighbouring towns into Purley and Sanderstead.

Kings Wood is just beyond Sanderstead village and comprises a 140 acre bluebell wood linking Sanderstead to Selsdon. Sanderstead has an open space known as the Gruffy (pictured) and a 13th Century Church at its heart (pictured). Sanderstead appears in the Domesday book as Sandestede, meaning sandy place.







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		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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