

4 Bedroom Semi-Detached

Purley Oaks Road, Sanderstead, CR2 0NW

£575,000



- No Onward Chain
- Two Reception Rooms
- Off Street Parking to rear
- Walking Distance to Two Train Stations
- Scope to extend STPP
- Council Tax Band: E
- 4 Bedroom Period Property
- Breakfast Room
- Corner Plot
- Close to Schools & Amenities
- EPC Rating: E



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NO ONWARD CHAIN

Hannah James Estates are delighted to present to the market this spacious, period, four-bedroom, semi-detached family home situated on Purley Oaks Road, a quiet tree lined residential road which is very conveniently located for both Purley Oaks and Sanderstead Train Stations. The home retains many sought after original features and also offers the convenience of double-glazed windows and gas fired central heating.

This wonderful family home benefits from a large, light-filled, dual aspect entrance hallway, which includes a pretty oriel window. There is a large reception room to the front of the property and a second reception room to the rear, currently being used as a dining room, with an attractive decorative arch and with patio doors leading to the garden. These 3 areas all benefit from desirable high ceilings. Furthermore there is a breakfast room with a large window to the side and a separate kitchen looking towards the rear and side of the garden and with scope to extend (STPP).

The first floor offers 3 good sized double bedrooms, two with fitted wardrobes and a 4th single bedroom with another oriel window. There is a family bathroom with window to the side and a separate WC.

There is a large garden to the rear which is mainly laid to lawn and with 2 sheds and also a small garden to the front. At the back of the rear garden there is a gated hard standing which offers off street parking.

This property is located within a 2 minute walk of Purley Oaks and a 5 minute walk of Sanderstead train stations, with frequent direct services to London Bridge and London Victoria respectively in 25 minutes or less. East Croydon is one stop away with onward transfers to London Gatwick and the South Coast.

There are many local amenities nearby such as a Tesco Express, Indian restaurants, coffee shops, a pharmacy and a convenience store. The property is surrounded by greenery with Purley Downs Golf Club, Purley Beeches and Wettren Tree Garden all being close by.

Offered to the market with no onward chain, please call now to secure your viewing.



Location

Sanderstead is renowned for its open spaces and community spirit. There are lots of clubs and groups within walking distance, such as Purley Downs Golf Club, the Scouts and the Girl Guides. Sanderstead village provides a range of shops that include a Costa Coffee, barbers, Post Office, dry cleaners, opticians, pharmacy, a 'Cook' foodstore and a range of restaurants and a Waitrose Supermarket.

There is also a good range of both state and independent schools nearby including Riddlesdown Secondary school, Purley Oaks Primary, Cumnor House School, Harris Academy and Ridgeway Nursery and Primary.

Purley Beeches, which is perfect for dog walkers, is just a short walk away. It has tennis courts, a woodland area and seating areas at Wettren Tree Gardens which it leads onto. For golfers there are several clubs to choose from, the nearest being the very scenic Purley Downs Golf Club which is within 5 minutes walking distance.

There is a bus service on Purley Downs Road which takes you into Purley, where there are many more shops and another train station with further links to Gatwick.

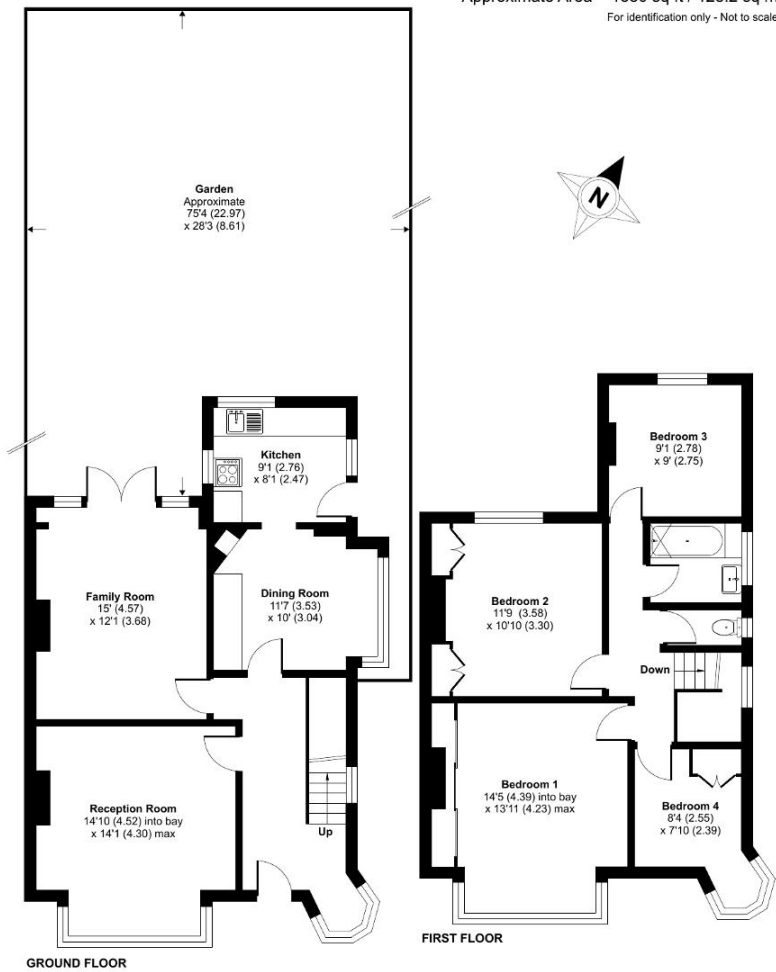




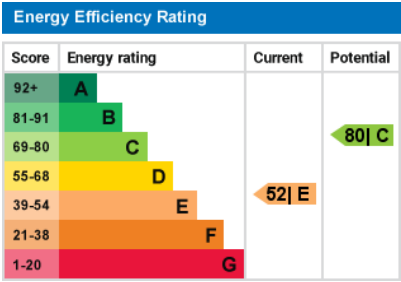


Purley Oaks Road, South Croydon, CR2

Approximate Area = 1380 sq ft / 128.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Hannah James Estates. REF: 1359086



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