



£775,000 Sanderstead Court Avenue, South Croydon, CR2 9AW

A fantastic opportunity to acquire this chain free detached bungalow situated in a popular tree lined residential road on one of the largest plots. Internally this bright and spacious property offers versatile accommodation with scope to create further bedrooms by reconfiguring the current space or extending to the rear and utilising the large loft space STPP. With just under 1,600 sq feet this two/three-bedroom home has four interconnecting reception areas enjoying direct access to a level landscaped garden a refitted kitchen and bathroom. Properties of this unusual calibre, location and specification attract high demand, so your earliest viewing is advised to appreciate location, internal presentation and spaciousness. The property is located close to Sanderstead Village, it has access to good local bus routes providing an easy connection into Croydon, Selsdon & Purley town centres. Sanderstead & Purley Oaks stations with fast links to Victoria & London Bridge are only a short ride away. Sanderstead, nearby Hamsey Green and Warlingham, all offer a variety of shops, cafes, restaurants and local amenities, and the area is well served by excellent local schools including Atwood and Gresham Primary and Riddlesdown and Warlingham Secondary School. Croydon town centre is also just a short bus or car ride away for a wide variety of shops, bars, restaurants and leisure facilities. The M23 & M25 are no more than 15 minutes away and Gatwick airport half an hour. Selsdon Park golf course is just the other side of the neighbouring fields and there are countryside walks right on your doorstep. Council tax band F and EPC D

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Chain Free detached bungalow
- Two / Three bedrooms
- Three / Four reception areas
- Refitted Kitchen
- Refitted Bathroom
- Large landscaped garden
- Garage
- Off street parking for 4/5 cars
- Scope to extend STPP



- Hallway
9'1 x 8'10 (2.77m x 2.69m)
- Bedroom One
15'8 x 10'5 (4.78m x 3.18m)
- Bedroom Two
11'7 x 8'8 (3.53m x 2.64m)
- WC
6'1 x 2'10 (1.85m x 0.86m)
- Bathroom
6'6 x 5'9 (1.98m x 1.75m)
- Kitchen
10'11 x 8'10 (3.33m x 2.69m)
- Storage Area
11'4 x 3'7 (3.45m x 1.09m)
- Reception Area
13'10 x 8'8 (4.22m x 2.64m)
- Dining Room
18'9 x 10'11 (5.72m x 3.33m)
- Living Room / 3rd Bedroom
15'2 x 10'2 (4.62m x 3.10m)
- Living Room
15'3 x 15'11 (4.65m x 4.85m)
- Garage
16'7 x 10'3 (5.05m x 3.12m)
- Driveway
- Large Garden

