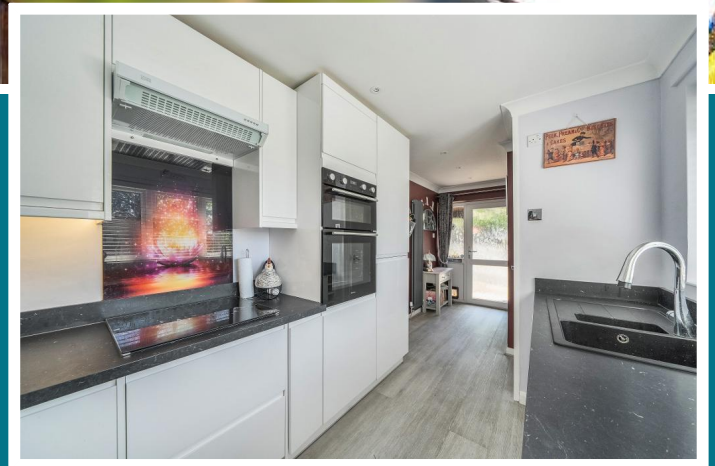


4 Bedroom Semi-Detached

Tindale Close, Sanderstead, South Croydon, CR2 0RT

Offers Over

£600,000



- Guide price £625k Immaculate throughout
- 10 min walk to Station (25 mins London)
- Ensuite Shower Room to Master Bedroom
- Sanderstead village = short walk/bus ride
- Council Tax Band: E
- Adjacent to 17.5 acre Purley Beeches
- Large garage/storage Double Glazing
- 20 min walk to Riddlesdown Collegiate
- Plenty of on street parking



4 Bedroom Semi-Detached

Tindale Close, Sanderstead, South Croydon, CR2
ORT

Offers Over
£600,000

Property Description: A Peaceful, Much Loved Home in a Cherished Close
Guide price: £625,000. Perfectly positioned within this highly regarded Close, the house enjoys one of its most desirable settings nicely spaced from neighbouring homes, not overlooked, and surrounded by greenery that gives the whole area a calm, settled feel. Many residents have lived here for decades, and there is a genuine sense of community; dog walkers often meet on The Beeches for a morning stroll and a friendly catch up, making it a place where people feel connected and at ease. Set back from the houses opposite, the property benefits from its own thoughtfully arranged front garden, complete with a standpipe for easy watering and pretty trees dotted around the Close. Unrestricted on street parking makes welcoming guests simple, while the private driveway in front of the garage adds everyday convenience. The garage itself is deeper than most and sits level with the front door, a practical detail that makes life that little bit easier. The garden wraps gently around the house, rising only slightly above the main living level to create a peaceful, secluded outdoor space. Recently installed wide, modern patio doors open directly onto a tranquil seating area, where the garden outlook feels wonderfully private. With minimal upkeep required, it is a space that invites quiet moments, summer dining and relaxed evenings under the fixed transparent roof providing shelter while allowing in the sunlight, and with patio heaters extending the enjoyment long after dusk. Inside, the home has a warm, inviting feel, enhanced by clever design flourishes that make it feel like a haven away from the bustle of town and city life. Natural light flows generously throughout, and the décor has been finished to a beautiful standard, as reflected in the 360 degree immersive tour. The layout is both practical and well proportioned: a welcoming entrance hall, a useful room separating the lounge from the front door, excellent downstairs storage and cloakroom, and a notably spacious kitchen. The lounge opens beautifully to the garden veranda through those new patio doors, creating a seamless blend between indoors and out. Upstairs, two bedrooms benefit from excellent built-in storage, a rarity in homes of this era and even more so in modern builds. The master bedroom enjoys its own ensuite shower room, positioned conveniently beside the family bathroom. The proportions and arrangement of the bedrooms make the home ideal for families, yet it has also proven extremely popular with those looking to downsize, as many long standing residents of the Close can attest. Altogether, this is a home that has been much loved, thoughtfully enhanced, and cherished over time. It is a place equally suited to raising a family or enjoying a peaceful, well connected retirement; something the current owner speaks of warmly in her accompanying anecdote.

Location

Area Description: Purley Beeches / Purley Oaks / Sanderstead

Set in a sunny, peaceful position just yards from the much loved 17 acre Purley Beeches, this location offers a rare blend of natural beauty, convenience and genuine community spirit. The Beeches themselves are a treasured green haven; popular with joggers, dog walkers and families; featuring mature woodland, wildlife, quiet seating areas and neighbouring tennis courts. A charming shortcut leads directly through the trees to Purley Oaks Road, where a picturesque, tree-lined walk continues passed the spectacular Wetheren Tree Gardens and onwards to Purley Oaks or Sanderstead stations in close proximity to one another. From here, commuters enjoy exceptionally fast, no change services into London Bridge or London Victoria in under half an hour, while Gatwick Airport is around twenty minutes away; ideal for spontaneous European escapes. Here is the Google maps route from The The Purley Beeches exit to Sanderstead Station:

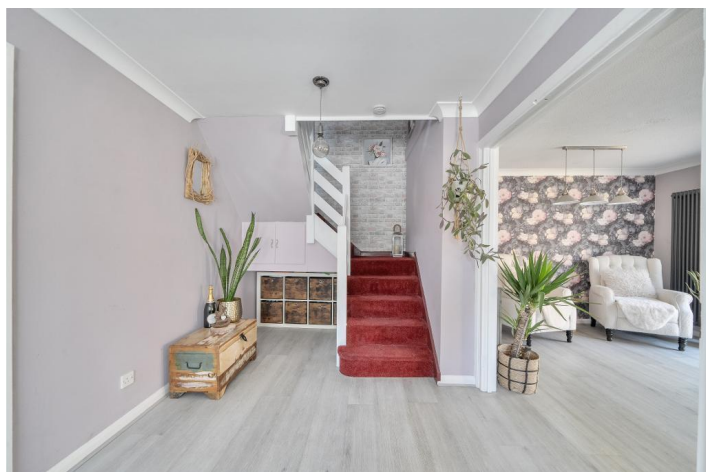
<https://maps.app.goo.gl/M9yifHhTZBkHq2DRA>

The area is wonderfully connected. A regular bus service runs close to the Purley Oaks Road side of the Beeches, linking Sanderstead Hill with Sanderstead station in just a couple of minutes, while another service on the Purley Downs Road side provides easy access into central Purley. St Anne's Church, a friendly hub of local life, sits along the level walk to the stations and hosts a variety of community gatherings throughout the year.

Just a short drive, or a pleasant walk for many, is ancient Sanderstead Village, recorded in the Domesday Book as Sandestede. Its traditional parade of shops, popular Waitrose, improved child friendly parks and the vibrant programme of activities at All Saints Church Hall create a welcoming village atmosphere. From Scouts and Guides to classes and courses for all ages, the area offers a strong sense of belonging. Buses from Sanderstead Hill also run into Croydon, with its larger shopping centres, restaurants and theatre, or in the opposite direction from Sanderstead's library at the bus stop through Sanderstead Village and onwards to Warlingham Green, another historic village known for its rural pubs and family friendly dining.

The Close itself is home to long standing residents who value its neighbourly feel and peaceful setting. It is the kind of place where people stay for many years, drawn by the greenery, the convenience, and the warmth of the community. The current owner has cherished her time here, but now a new chapter awaits.

Families are exceptionally well served by the area's strong choice of schools. Atwood Primary Academy, Gresham Primary and Ridgeway Primary are both highly regarded and within easy reach, while Riddlesdown Collegiate remains a major draw for its excellent reputation and easy access by bus via Purley Oaks Road and Rectory Park to to the Dunmall chalk path on Mitchley Avenue or on foot taking about 20 minutes through a series of public footpaths via Court Hill to Honister Heights. Croydon High School (GDST), and Whitgift for boys are around a ten minute drive away and offer outstanding independent options. Another short drive away, Warlingham School and Sixth Form College caters for ages 2 to 18 and is popular with local families. The combination of respected state and independent schools, all within a convenient radius, makes this a particularly appealing location for those looking to settle long-term.



For leisure, Purley Downs Golf Club, a beautiful, expansive private course, is less than a five minute walk away, offering a superb local amenity for golfers and those who simply enjoy open green space. (Pictured here).

For the friends of Purley Beeches website: https://www.accs-croydon.co.uk/purleybeeches?utm_source=copilot.com

Property Description

Ground Floor

Entrance Hall - With modern vertical radiator beautifully presented with store for coats and shoes. Space for a hall table and drawers. Cupboard housing condensing boiler.

Kitchen - Newly decorated with a range of integrated appliances: dishwasher, double oven, fridge/freezer. Stand alone washing machine. Ample storage including wine store and worktop space.

Dining Room - From the hallway this versatile space is currently being used as a dining room with stairs leading to the first floor with a gallery feel at the turn of the stairs adding to the overall feeling of space. GCH radiator and window with uninterrupted view.

Sitting Room - A wonderfully presented and open space currently used as a sitting room with new patio doors which opens on to a veranda with cooler easterly aspect and a very private unoverlooked garden view. The veranda has separate power for the outdoor heaters and a fixed shelter.

Downstairs WC - With modern finish and window just off the hall. Fully tiled with electric heated towel rail.

First Floor

Bedroom 2 - Large enough for a double bed and neatly presented with window over a pleasant tree-lined view. GCH radiator.

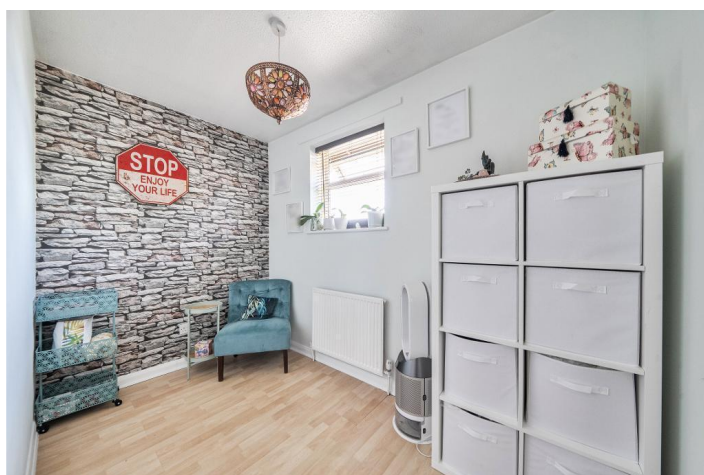
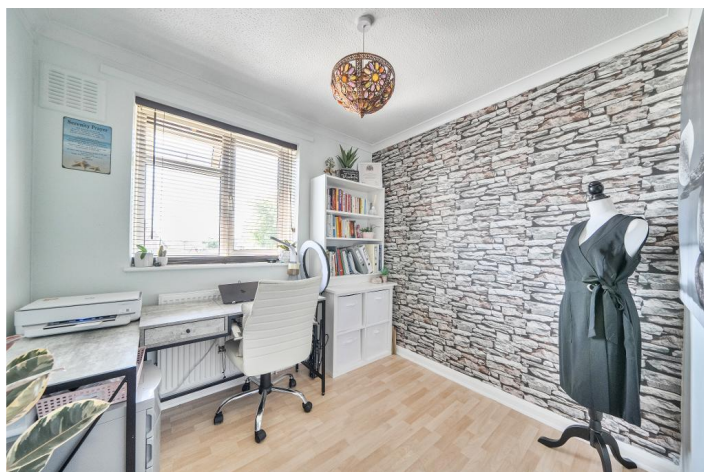
Bedroom 3 - The smallest of the four bedrooms still with ample space for a single bed and a chest of drawers and wardrobe. Immaculately presented. Bedroom 2 and Bedroom 3 offer the potential to be turned into a single larger bedroom quite easily depending on the needs.

Bathroom - Immaculately presented and artistically designed three piece bathroom suite with over bath shower and mostly tiled providing a most peaceful room to relax in rather than merely functional. Heated towel rail and soft lighting. A lovely brightly lit room in daytime.

Landing storage/ Airing cupboard - Spacious and drawing heat for the hot water cylinder for airing, and separate from the main bathroom.

Bedroom 1 (Master Bedroom) - A subtly decorated, inviting and cleverly designed space with large full height built-in wardrobes leaving enough space for a dressing table and chair. Clear leafy outlook and modern vertical radiator optimising the space beside and below the window. Leading to ensuite with basin and walk-in shower, and benefiting from a window. Full tiled and with under basin storage. Wall mounted heated towel rail.

Bedroom 4 - The second largest bedroom with quiet outlook with fitted blinds and coved cornicing and ample space for



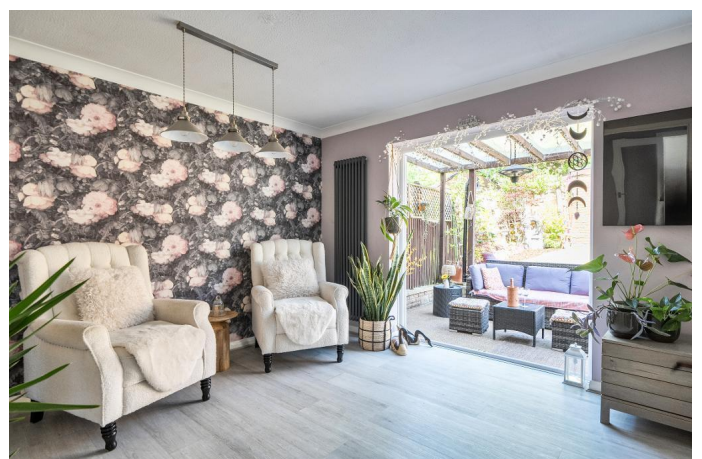
wardrobe and chest of drawers, GCH radiator below the window.

Garden - Slightly raised with several power points (4) in total and standpipe, access to the large garage with space enough for storage behind a garaged car for garden equipment access is via a single rear door in the garage. Lockable gate leading to the front of the house where there is a further garden with beds an ornate tree and bin store adding to the feeling of surrounding space.

Exterior

Consumer Note - 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 other questions they may have such as local consents or questions about the area and the sale contract must prevail.

Garage - With up and over door and power and lighting and a convenient parking space immediately in front of the garage on hardstanding besides the front garden.





Floorplan(s)

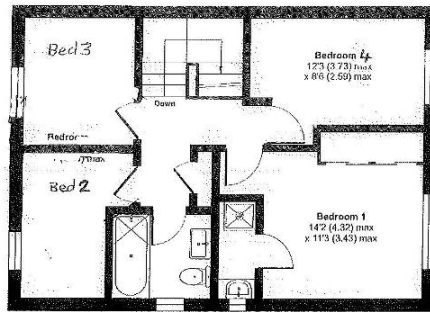
Tindale Close, South Croydon, CR2

Approximate Area = 1024 sq ft / 95.1 sq m

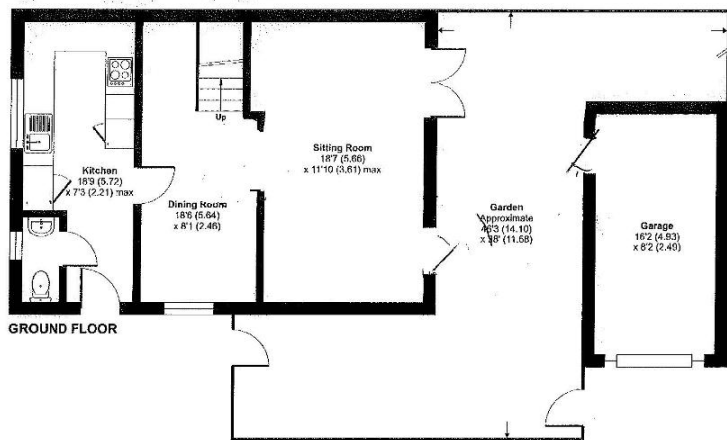
Garage = 132 sq ft / 12.2 sq m

Total = 1156 sq ft / 107.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hannah James Estates. REF: 1221098

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Additional Information

Owner's comments:-

For twenty two years, 35 Tindale Close has been the safest, happiest base for our family. I moved in while pregnant with my daughter, with a three year old already in tow, and the house immediately felt perfect. With four bedrooms, everyone had their own space; a room each for the children and a comfortable double room for grandparents. As the kids grew, the loft and garage provided all the storage a busy family needs.

The area has been one of the biggest blessings. Tindale Close is incredibly safe, quiet, and friendly, with a mixture of families and retired neighbours who are respectful, supportive, and genuinely look out for one another. Our residents WhatsApp group keeps

everyone connected and adds to the sense of community that makes this cul de sac so special.

We've loved being able to walk to The Beeches, enjoy the green spaces, and benefit from the outstanding local schools. As working parents, the transport links made life simple, and having Waitrose, Tesco Extra, and a range of local shops within walking distance has been invaluable. The children enjoyed a huge choice of nearby sports clubs and activities as they grew.

During Covid, the large canopy turned the garden into an outdoor haven; a gym for the kids then, and now a peaceful spot to enjoy sunshine or the sound of rain. It's a home that has supported every stage of family life beautifully.

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.