

## 3 Bedroom Detached

Norfolk Avenue, Sanderstead, CR2 8BN

Offers Over

£1,000,000



- GUIDE PRICE £1,050,000 to £1,075,000
- 3 DOUBLE BEDROOMS + Guest Room/Study
- CONSERVATORY
- SHORT CAR RIDE TO SANDERSTEAD BR
- SCOPE TO EXTEND/DEVELOP STLC
- Council Tax Band: G

- DETACHED ON CROHAM HEIGHTS ESTATE
- 2/3 RECEPTION ROOMS
- SHORT WALK TO SELSDON VILLAGE
- DBLE WIDTH GARAGE & DRIVE FOR 3 CARS
- CHAIN FREE!



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**£1,000,000**

A rare detached home set within its own private oasis on the prestigious Croham Heights Estate, Sanderstead

Set within one of Sanderstead's most coveted residential enclaves, this distinguished detached 1930s home enjoys a uniquely privileged position on the prized Croham Heights Estate, long admired for its build quality, architectural harmony and the enduring appeal of homes that families remain in for generations. With highway on two of its four sides, the property feels wonderfully open and tucked away at the same time, offering a sense of privacy that is rare for the area. The house sits within a wide, mature wraparound garden, viewed beautifully from the conservatory, dining room and study, giving the entire ground floor a calm, leafy outlook. The garden itself, with its mixture of established trees and shrubs, creates a tranquil setting that feels almost cottage like, with the home set back from the front garden in its own peaceful oasis.

A standout feature of the property is the substantial original double width 1930s garage/workshop, accounting for around a fifth of the home's total floor area. With plumbing already in situ, it offers exceptional scope, subject to the usual consents, to create additional living accommodation such as a studio, home office, gym or extended kitchen/family space, while still retaining the off-street parking for three cars. This flexibility is a rare asset on Croham Heights and adds meaningful long-term value.

Inside, the home has been thoughtfully updated with a brand new kitchen and newly fitted bathroom, both finished in a fresh, light palette. The kitchen offers generous preparation space and a bright, practical layout ideal for family life, while the bathroom features elegant styling with wide basin and storage beneath, adding a touch of boutique comfort.

The ground floor includes a study, used as a guest room for many years and while it is not marketed as a bedroom due to its current access via the dining room, the configuration could be altered by re-routing access through the covered passageway between the house and the double garage; a change that would allow it to function as a conventional bedroom if desired.

Upstairs, the property offers three genuine double bedrooms, ensuring that siblings enjoy equal space and that the home works effortlessly for family living. Each room benefits from excellent natural light and the calm, green outlook that defines this part of Sanderstead.

With its generous plot, flexible layout, modern upgrades and exceptional potential, this is a rare opportunity to secure a detached home on one of Sanderstead's most desirable estates; a property that feels private, characterful and ready to be cherished for many years to come.

## Location

A Peaceful, Well Connected Village Setting with Exceptional Green Space

This part of Sanderstead offers a rare balance of village calm, excellent transport links and outstanding access to open countryside, making it one of South Croydon's most consistently desirable places to live. From Norfolk Avenue, everyday amenities, commuting options and weekend leisure are all close at hand, giving the location a wonderfully convenient and easy-living feel.

A short bus ride brings you directly into Croydon town centre, home to the landscaped Queen's Gardens, opened by Queen Elizabeth II in 1983, and the renowned Fairfield Halls theatre and arts venue. The route also passes South Croydon station, providing fast, reliable rail connections into London and making commuting straightforward for City and West End professionals in under 25 minutes.

Transport links are a key strength. Sanderstead station is a short drive away, with ample nearby parking and journey times into London Bridge or London Victoria of 25 minutes or less, making the area ideal for those seeking village living without compromising on access to central London.

For weekend enjoyment, a ten minute walk leads to Selsdon Village, which offers an excellent range of shops, cafés and everyday conveniences, including a friendly Wetherspoons pub and a Costa Coffee shop ideal for picking up a drink before exploring the area's 'crown jewel': the National Trust owned Selsdon Wood Nature Reserve, Spanning around 200 acres of treasured woodland, with its own visitor car park, it is a haven for walkers and dog walkers alike. The Wetherspoons pub is even named after the reserve's former curator, Sir Julian Huxley, reflecting the area's rich natural heritage.

Families are exceptionally well served by local schooling. The area offers a strong selection, from Croydon High School (GDST), around a fifteen minute walk and the same to Selsdon Primary School, established at roughly the same time as the Croham Heights Estate. A wider choice of respected state and independent schools is available across Sanderstead, Selsdon and South Croydon, reinforcing the area's long-standing appeal to families.

With its blend of village charm, excellent amenities, fast transport links and outstanding natural spaces, this location offers a lifestyle that feels both peaceful and connected; the perfect complement to the privacy, character and potential of the home itself.

## Property Description

### Ground Floor

**Entrance Hall** - Gated entrance to storm porch with internal front door to wide entrance hall with solid wood flooring, spot lights, radiator, leading to receptions and kitchen with stairs to first floor.

**Lounge** - Dual aspect with solid wood flooring, fire place and surround with potential for solid fuel burner subject to local consents. Sliding doors to conservatory. Coved cornices and bright, neutral decor. GCH radiator.



**Conservatory** - Double glazed with doors to level south west facing garden. Laminate flooring.

**Dining Room** - From hall to dining room with lovely large bay window overlooking the rear garden. Central ceiling rose and mini chandelier. Radiator and beautiful solid wood flooring. Internal double doors to study/ occasional guest room.

**Study/ Guest Room** - A generous additional room currently used as a bedroom by the owners, accessed via a secondary reception room: ideal as a study, guest space or flexible family room. Solid wood flooring and dual aspect with original stained glass windows to the side. Double glazing. Internet connection.

**Kitchen** - Recently renewed with door leading to downstairs WC and covered passageway to double with garage and store.

Solid wood flooring and bay window to the front garden. Bright decor with spot lights and ample work surfaces and head height and waist height storage. Space for family sized dishwasher and double glazed window in keeping with the original style of windows. Induction hob. In-built larder.

**Downstairs WC** - Situated just off the kitchen at slightly lower level with toilet and wash hand basin. Separate window.

**Double width garage/workshop and store** - A rare find in this double width garage with enormous potential to be made part of the living space with its matching design and walls, and subject to the usual consents, with nearby drainage and with 350 square feet approximately and still surrounded with garden space. At the front there is driveway parking for 2/3 cars level with the road. Alternatively, great potential as a workshop or hobby area as is.

## First Floor

**Bedroom 1** - Dual aspect front to back double bedroom with ample storage space. Double glazed in keeping with the original style of windows. Smart solid wood flooring. Soft pastel decor with views over both the front and rear garden.

**Bedroom 2** - Main bedroom with bay window. GCH radiator. Solid wood flooring. Ample space for double bedroom as well as usual furniture.

**Bedroom 3** - The third double bedroom with dual aspect double glazed windows in keeping with the original design, useful large built-in storage cupboard. Solid wood flooring. Spot lights.

**Bathroom** - Recently renewed and fully tiled, larger than average basin with generous storage beneath. Electric shaver socket. Beautiful original door furniture throughout the landing area. Double glazed window, sympathetic to the original design. Pedestal WC and power shower over bath.

**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.







## Norfolk Avenue, South Croydon, CR2

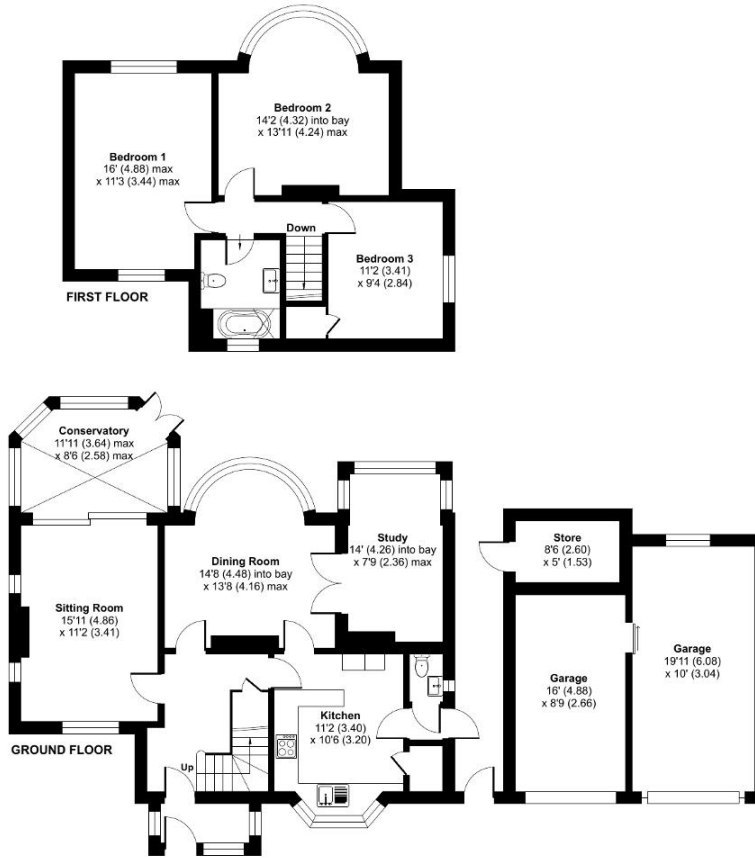
Approximate Area = 1470 sq ft / 136.5 sq m

Garage = 350 sq ft / 32.5 sq m

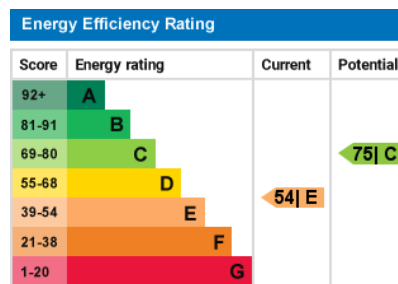
Outbuilding = 43 sq ft / 3.9 sq m

Total = 1863 sq ft / 172.9 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). ©richeco 2026. Produced for Hannah James Estates. REF: 1438192



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