



24 Sanderstead Court Avenue, Sanderstead, Surrey, CR2 9AG

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Sanderstead Court Avenue  
Sanderstead  
Surrey CR2 9AG

Guide Price £800,000

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Extended Four Bedroom Detached Family Home | Sought-After Sanderstead Village | Backing onto Tennis Club

Situated on a desirable residential road in the heart of Sanderstead Village, this beautifully extended four-bedroom detached home offers generous, well-balanced accommodation ideal for modern family living. Backing directly onto the local tennis club, the property enjoys a peaceful and private rear aspect, along with a wonderfully established garden. EPC Rating C. Council Tax Band F.

**Accommodation Overview:**

The ground floor provides excellent living space, comprising a welcoming entrance hall leading through to a spacious reception room with attractive proportions. A separate dining room connects seamlessly to a bright conservatory, creating a versatile entertaining area with direct access to the rear garden.

The impressive kitchen/breakfast room is a real focal point of the home, offering ample workspace and room for informal dining. A separate utility room and ground floor WC add practicality, while internal access to the garage enhances convenience.

Upstairs, the property offers four well-sized bedrooms. The principal bedroom benefits from a walk-in wardrobe and en suite, while the remaining bedrooms are served by a modern family bathroom. The layout is ideal for growing families or those needing flexible work-from-home space.

**Outside:**

To the rear, the property boasts a mature, landscaped garden with a generous lawn, established planting and a decked area perfect for outdoor dining. The garden backs directly onto the tennis club, providing a pleasant open outlook and a sense of privacy. To the front, there is a driveway providing off-street parking, along with access to the garage and a neatly maintained front garden.

**Location:**

Sanderstead Village is highly regarded for its community feel, excellent local schools and access to green spaces. Nearby transport links provide easy access into Central London, while local amenities, shops and leisure facilities are all within easy reach.

A fantastic opportunity to acquire a substantial family home in a prestigious and convenient location. Early viewing is highly recommended.



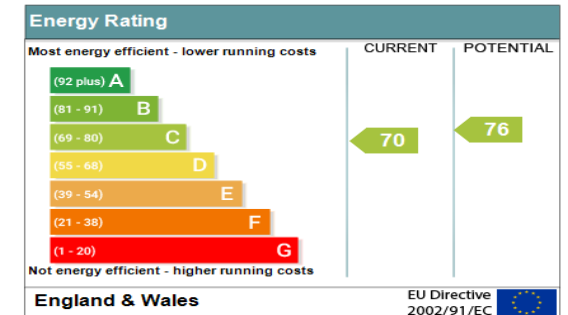


**Sanderstead Court Avenue, South Croydon, CR2**  
**Approx. Gross Internal Area 1507sq ft / 140sq meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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Address: 24 Sanderstead Court Avenue, SOUTH CROYDON, CR2 9AG  
 RRN: 4100-8386-0322-1697-3463



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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