

## 3 Bedroom Semi-Detached

Limpsfield Road, Sanderstead, CR2 9DE

Offers Over

£550,000



- Guide Price £590,000 to £599,000
- Popular schools from 11-18 nearby
- Modern kitchen and Bathroom
- Close London, Atwood School & Kings Wood
- Council Tax Band: E

- Beautifully updated 1930s house
- Short walk Village, Waitrose and 403 bus
- Hive system for heating & ADT Alarm



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This beautifully presented 1930s chalet style semi-detached home combines period character with modern comfort, offering generous living space, thoughtful design and a wonderfully welcoming feel from the moment you step inside.

A wide and inviting entrance hall sets the tone with its natural wood floor, original features that continue into the elegant dining room. This versatile dining room space enjoys a feature fireplace with surround offering clear potential for a wood burner and convenient French doors opening directly onto the private rear garden, creating a seamless indoor and outdoor flow ideal for entertaining or relaxed family living.

The heart of the home is the modern kitchen beautifully finished in a calming cornflower blue. Its contemporary styling, excellent storage and bright aspect make it a pleasure to cook and gather in. Conveniently, there is also a downstairs cloakroom with WC and window, a rare and welcome addition in homes of this era.

An originally designed third bedroom sits off the hallway on the ground floor, offering superb flexibility: perfect as a guest room, home office, playroom or snug.

Upstairs, the property offers two generous double bedrooms, each with its own private door leading to a bright, modern family bathroom. This thoughtful layout provides a sense of privacy and comfort rarely found in similar homes, making the upper floor feel almost like a boutique suite.

The property benefits from double glazing throughout, enhancing warmth and energy efficiency.

The smart block paved driveway is shared with next door to the garage and extends from the top of the drive all the way to the side gate.

Outside, the home enjoys off street parking for two/three cars, in addition to a garage, providing excellent storage or workshop potential with its own secure side door to the garden. The private rear garden offers a peaceful retreat, ideal for families, gardeners or anyone who enjoys outdoor living. A modern security camera system connects the garage to the main house and the ADT system has a remote which can isolate rooms too.

With Sanderstead Station reachable in under ten minutes by car or via the nearby 403 bus just a few yards away, the home offers superb connectivity, with door to door journeys to London (West End or City) in around 45 minutes, making it an ideal base for commuters.

## Location

Set within one of Sanderstead's most sought after residential pockets, this property enjoys an enviable position just five minutes' walk from Sanderstead Village. The village offers a charming blend of independent shops, cafés and everyday conveniences, giving the area a warm, community and focused feel that has long made it popular with families.

For outdoor lovers, the home is perfectly placed. The Sanderstead Recreation Ground is moments away and ideal for dog walks, children's play, or weekend relaxation, while the magnificent Kings Wood, famed for its carpets of bluebells each spring, is within easy reach. This ancient woodland provides miles of peaceful trails and a real sense of countryside living, despite the excellent transport links close by.

Commuters benefit from superb connectivity. The 403 bus offers a direct route to Sanderstead Station and then on to Croydon Town Centre with East Croydon station closeby, while those who prefer to drive can reach station parking in under ten minutes, making travel into London Victoria and London Bridge smooth and convenient.

Families are particularly drawn to this location for its access to its highly regarded schools. The property sits close to the ever popular Atwood Primary Academy, with excellent secondary and sixth form options at Riddlesdown Collegiate and Warlingham School, both well established and widely respected in the local area.

Sanderstead itself is steeped in history. It appeared in the Domesday book as Sandestede. The village is centred around the ancient All Saints' Church, with origins dating back over 1,000 years, and the area retains a strong sense of heritage with its traditional village green, historic buildings and long established community groups. Many of the surrounding roads were developed in the 1920s and 1930s, giving the neighbourhood its distinctive character of wide tree-lined avenues and substantial family homes.

Altogether, this is a location that blends village charm, green open spaces, excellent schools and fast London connections (the City of London can be seen in one of the aerial shots here!), a combination that continues to make Sanderstead one of the most desirable places to live in the South Croydon area.

## Property Description

### Ground Floor

**Entrance Hall** - With natural wood floor and a nod to the original sunburst leaded light windows, soft pastel tones and plenty of space for storage and coats and shoes storage. Picture rails.

**Reception Room** - With bay front window and well set back from Limpsfield Road, separated by a large off street parking area.

Under window boxed in radiator and previously an open fire (currently with an electric heater) and attractive wooden fire surround with chimney breast still in place. Two tone decor with period picture rail, and central ceiling light. Real wood flooring throughout the ground floor. Hilary's blinds to front garden with view of laurel and various succulents.

**Third Downstairs Bedroom** - Dual aspect with smart boxed in



radiator. Would make a large single bedroom. Well presented and currently used as a relaxation room with bay window and window blinds. Corner cupboard houses a modern day consumer unit.

**Downstairs Cloakroom** - With radiator external windows and WC and waist height sink with storage beneath, venetian blinds and pastel tones.

**Dining Room** - Solid wood flooring, double glazed French doors with Hilary's blinds to deep and smart paved patio area, with adjoining garden. Deep understairs storage cupboard, central ceiling light and rose. Neat boxed in radiator. Picture rails and archway with potential to connect the two reception rooms. Fire surround and chimney breast with potential to be used as an open fire or wood burner (currently housing an electric fire). Real wood flooring. Original picture rails. Beside the understairs storage there is a space for a home office with fast Virgin media fibre optic connection.

**Kitchen** - A beautifully fitted kitchen in soft blue cornflower tones with ample work tops and spot lights, space for fridge freezer, extractor hood, one and a half sink drainer, range of convenient waist and shoulder height cupboards. Gas hob and space for washer/dryer. Boiler housed in cupboard beside window.

**Garden** - Large patio area large enough for a table and chairs and the rest laid to lawn. Panel fencing and door to garage. Lockable side gate to driveway.

**Garage** - Space for a medium to large sized car. With ADT alarm and camera system connected. Power and electric heater. Double glazed door to garden. Brick built and with pitched roof.

## First Floor

**Bedroom 2** - Landing with boarded loft access leading to: Double bedroom with Jack and Jill bathroom, picture window overlooking garden and central ceiling light. Original chimney breast and picture rails.

**Bathroom** - Comfortable under floor heating and sunburst style four panel full windows with three piece bathroom suite including shower bath, stone flooring, and spot lights, with a bright appearance. Basin within fitted vanity unit and large mirror with lighting over. Electric shower. Heated radiator across back wall (out of view).

**Bedroom 1 (Limpsfield Road side)** - Landing with loft ladder to mostly boarded loft area and loft lighting leading to: Double bedroom with Jack and Jill bathroom, large bright bay window and central ceiling light. Under window radiator, ample storage room for bedroom furniture as well as eaves storage.

**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.







# Floorplan(s)

## Limpsfield Road, South Croydon, CR2

Approximate Area = 1029 sq ft / 95.5 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 1237 sq ft / 114.8 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). ©richecom 2026. Produced for Hannah James Estates. REF: 1437770

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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