

3 Bedroom Detached

Ellenbridge Way, Sanderstead, CR2 0EU

£700,000



- Prime Location
- Large kitchen/ breakfast room
- Beautiful large garden and patio area
- Potential to turn into 4 bedrooms
- Large heated conservatory.
- Council Tax Band: F
- 3 Double Bedrooms
- Modern Bathroom
- Ridge Way Primary just yards away
- Separate utility area
- Driveway for three cars



3 Bedroom Detached

£700,000

Ellenbridge Way, Sanderstead, CR2 0EU

****Guide price £725,000****

This beautifully presented mock Georgian detached home, built by the highly respected R. Waite & Sons, which has been enjoyed by the owner for over thirty years, occupies a prestigious and sought after setting, offering generous, flexible accommodation ideally suited to modern family living. The property currently provides three well proportioned double bedrooms, one with excellent built-in storage. The principal bedroom is particularly impressive, extending from front-to-back, and offers potential (subject to the usual consents) to be reconfigured into two separate bedrooms, allowing the home to become a four bedroom residence if desired.

At the heart of the home is a superb open plan kitchen and dining space, expertly converted from the original reception room. Flooded with natural light from both front and rear aspects throughout the day, this space is perfect for both daily living and entertaining. The kitchen is thoughtfully arranged with space for all essential appliances, complemented by a relaxing breakfast bar area and a stylish on-trend utility zone that keeps household tasks neatly tucked away.

In addition, a generous reception room offers a warm and inviting atmosphere, centred around a feature gas fireplace with surround, which presents potential for adaptation to a log burner (subject to the usual consents), providing further character and comfort.

A particularly attractive feature is the large conservatory, set at a subtle angle to maximise views across the garden. From here, the gently sloping rear garden can be admired in its entirety, creating a wonderful sense of space and connection with the outdoors. The garden itself has been carefully nurtured and matured, benefitting from excellent growing conditions. Despite its north-west orientation, the homes elevated position ensures the garden enjoys sunshine for most of the day, and especially in the Summer. A substantial summer house sits discreetly along the rear boundary, offering versatile storage or leisure potential.

Practicality meets opportunity with a garage positioned next to the house, accessible via a covered passageway, and offering clear potential for integration into the main accommodation, subject again to the usual consents. Double glazed throughout.

Altogether, this is a beautifully balanced home combining space, natural light, adaptable living space and an exceptional garden, set within a location of enduring desirability; a property that effortlessly supports both present day comfort and future possibilities.

Location

Set within one of Sanderstead's most coveted and prime residential enclaves, this superb detached family home offers a rare balance of London accessibility and immersive natural beauty. Remarkably, central London is just thirty minutes away, yet the property is enveloped by breathtaking ancient woodland, delivering a sense of peace and escape seldom found so close to the capital.

To the rear, the house is perfectly angled to enjoy unspoilt, uninterrupted woodland vistas, with no overlooking, affording privacy. These views extend across Croham Hurst nature reserve, a Site of Special Scientific Interest and the location of a Bronze Age settlement, commemorated at its summit. Today, it is a treasured haven for joggers, dog walkers and nature lovers, renowned for its fresh air, open heathland and panoramic outlooks. Croham Hurst Golf Club is to be found beside it. The convenience of the location is equally compelling. The Ridgeway Primary School, one of the areas most sought after schools, is quite literally yards away, making day to day family life refreshingly easy. A well established parade of local shops, including a Londis on Elmfield Way, is also moments from the door, ensuring everyday essentials are always within immediate reach.

Slightly further afield and easily accessed on foot, by bus or a short drive lies Selsdon Village, home to a 200 acre National Trust nature reserve and renowned bird sanctuary, alongside supermarkets, schools and ample parking. Alternatively, Sanderstead Village, famously mentioned in the Domesday Book, offers a charming, traditional high street, popular cafés, a much loved children's recreation ground and open fields ideal for dog walking.

The true luxury of this location is that the car need rarely leave the driveway at weekends; schools, shops, woodland walks and village amenities are all close enough to reach on foot. This is a home that offers not just a house, but a rich and enviable lifestyle, where history, nature and modern convenience harmoniously meet. Cleverly designed public footpaths mean that the walking time to Sanderstead station with its fast connections to London Bridge and Victoria in under twenty minutes, is less than 15 minutes See the route map on this link <https://maps.app.goo.gl/3zhvNfv4Dguf3gBW6>.

Property Description

Ground Floor

Entrance Hall - With internal porch for comfort and security and downstairs cloakroom. GCH radiator. Solid wood flooring.

Downstairs WC - Off the main hall with radiator and window. Neatly presented with part tiling and radiator.

Reception Room - Focal fireplace with chimery breast and GCH radiator. Well lit with neutral decor. Separate French doors leading to sun lounge. With wall lights and central ceiling light.

Conservatory - A perfect raised vantage point to enjoy the garden views and the distant wooded skyline. With a conventional roof and luxury blinds on the side elevations giving an inviting and comfortable feel. GCH radiator. French doors to a wide open patio area ideal for entertaining particularly in the Summer months.

Kitchen - Cleverly adapted to incorporate an original reception room, thereby retaining the dining space, to make a front-to-



back beautifully well lit dual aspect kitchen/breakfast room with garden views and space for separate table and chairs. Space for family sized dishwasher. Gas hob and electric oven. Range of head height and waist height drawers and cabinets. Wood flooring. Part spot lighting and under lighting.

Utility room - Nestled just off the covered passageway between the kitchen and the garage, a spacious area for laundry and for sports days muddy boots can be carried through the covered passageway straight into the utility room without spoiling the main house. A combination boiler supplies the entire house and has been regularly serviced.

First Floor

Bedroom 1 - The master front-to-back bedroom with extensive smart full length built-in storage well blended into the rest of the room and with soothing neutral decor.

Bedroom 2 - South facing with space for double bedroom, chest of drawers and double bed. GCH radiator.

Bedroom 3 - The third double with garden views. Space for double bed, wardrobe and chest of drawers.

Bathroom - Modern bathroom and double glazed with underfloor heating and electric heated towel rail. Integral storage for towels. Vanity unit with storage beneath basin. Aqualisar power shower over spacious shower bath.

Landing - A long landing with adjoining bedrooms and bathroom. GCH radiator.

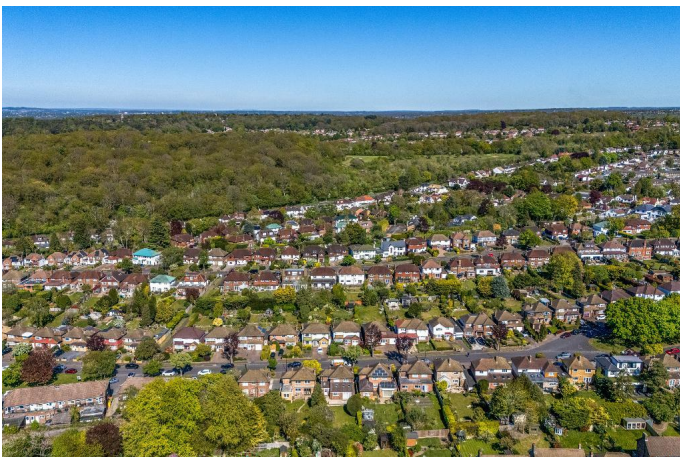
Loft space - With loft ladder to insulated loft and lighting.

Exterior

Garage - Large enough for a family car and with power and lighting. Electric up-and-over door.

Garden - Wide and approximately 100 feet long, mostly laid to lawn with the added benefit of a substantial summerhouse. Mature shrubs and borders and trees including a pretty acer. Croham Hurst woods provide a beautiful backdrop.







Ellenbridge Way, South Croydon, CR2

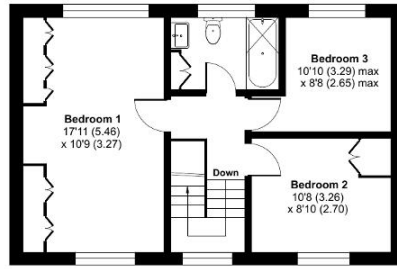
Approximate Area = 1138 sq ft / 105.7 sq m

Garage = 120 sq ft / 11.1 sq m

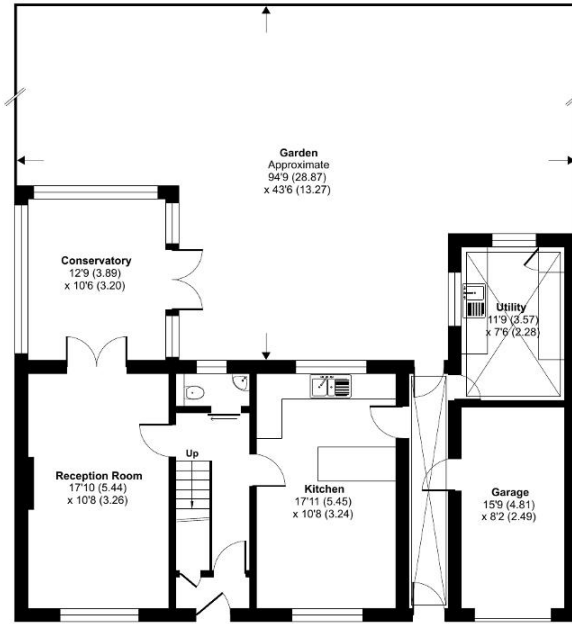
Outbuilding = 92 sq ft / 8.5 sq m

Total = 1350 sq ft / 125.3 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 2026. Produced for Hannah James Estates. REF: 1447186

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.