

## 4 Bedroom Semi-Detached

Leighton Gardens, Sanderstead, CR2 9DY

£550,000



- £550,000 or nearest offer
- Wet room for 4th Bed. + Family Bathroom
- Level Rear Garden and OSP for 2/3 cars
- Quiet no through road location
- Larger than average kitchen/Diner
- Council Tax Band: E

- 4 Bedroom (3 doubles) semi detached home
- Large single bedroom with built-in cup'd
- Close to amenities & reputable schools
- EPC Rating D



## 4 Bedroom Semi-Detached

£550,000

Leighton Gardens, Sanderstead, CR2 9DY

### Property Description

Situated on the sought after, tree-lined Leighton Gardens in Sanderstead, this larger than average four bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living.

The property is approached via a welcoming entrance hall, off which is a generously sized double bedroom on the ground floor, perfect as a guest room, home office or multigenerational living space (this room has been used as a bedroom for many years to the present day). The heart of the home is the impressive open plan kitchen and dining area, providing excellent space for family life and entertaining, with plenty of natural light and direct access to the garden.

The lounge features a character fireplace and enjoys an attractive outlook over the leafy, tree-lined road, creating a warm and inviting living area. Upstairs, there are three further well proportioned bedrooms, including two doubles and a large single bedroom, all offering flexible accommodation. The property benefits from both a modern wet room and a separate family bathroom fitted with a bath, WC and wash hand basin, ensuring practicality for busy households.

To the rear, the approximately 50 foot garden is mainly laid to lawn and features a patio area ideal for outdoor seating, dining and entertaining. The garden provides a pleasant, private space to enjoy throughout the warmer months.

Located within easy reach of local amenities, highly regarded schools and transport links, this substantial home combines space, comfort and a desirable setting in one of Sanderstead's most popular neighbourhoods.

## Location

### Area Description

Leighton Gardens is a quiet, leafy residential road in the heart of Sanderstead, well regarded for its greenery, community feel and excellent access to schools, countryside and transport links.

The property is ideally positioned within close proximity to Atwood Primary School, a popular local school which has achieved an overall Good rating from OFSTED, with Outstanding assessments for Behaviour and Attitudes and Personal Development, making it particularly attractive to families with young children. In addition, Riddlesdown Collegiate and Warlingham School are both easily accessible via a short bus journey, providing excellent secondary education options.

Nature lovers and dog walkers will appreciate the immediate access to the historic Kings Wood, an ancient woodland offering scenic walking routes and a peaceful natural escape, with direct access conveniently located on Leighton Gardens itself. It is renowned for its bluebells at this time of the year.

For commuters, Sanderstead Station is just a five minute drive away, with free parking available nearby. The station provides fast and frequent services to London Bridge and London Victoria, both reachable in under 25 minutes, making the location ideal for those travelling into Central London. Sanderstead village offers a lively yet village like centre, featuring a Waitrose supermarket, Costa Coffee, and a range of independent shops and amenities. The village also benefits from a children's playground and recreational green spaces, providing excellent facilities for families and community activities.

Overall, Leighton Gardens combines strong school catchments, beautiful natural surroundings, convenient transport links and a vibrant village atmosphere, making it one of Sanderstead's most desirable residential locations.

## Property Description

### Ground Floor

**Ground floor bedroom** - Established as a bedroom for twenty years this is found off the main entrance hall and is a double bedroom with space for bedroom furniture too. Radiator and south facing window to quiet tree-lined road. Leads to shower room and toilet, conveniently separate from the main house.

**Kitchen/Diner** - A wonderful large welcoming space with all essential appliances and divided into sections, one for cooking and food preparation another beside the back door for clothes washing and a breakfast/ dining area with plenty of wall fitted storage and convenient drawer space. The breakfast room looks out via modern double glazed French doors to the level patio area and beyond that the garden which is mostly laid to lawn.

**Wet room** - This is adjacent to the fourth ground floor double bedroom. This is used as a shower room and has a separate toilet away from the main family bathroom on the first floor.

**Living room** - Accessed either from the main hall or from the kitchen/breakfast room with full height wooden built-in storage ideal for use as a bookshelf or for display items, and an original focal fireplace with chimney and flue and potential, subject to local consents and survey, to house a solid fuel burner as this



was likely to have been used as an open coal burning fire originally.

**Bedroom 2** - A third double bedroom with garden views and ample space for a chest of drawers and wardrobe and desk. GCH radiator.

### Upper Ground Floor

**Bedroom 3** - The main double bedroom with chimney breast running through the centre of the house and visible on the floorplan. With south facing window and gas fired central heating radiator. Built-in wardrobe. GCH radiator.

### First Floor

**Bedroom 1** - Overlooking Leighton Gardens to the south this is almost a double bedroom and carries the potential were there to be wall mounted fitted storage units at head height to be used as such for a small double. Radiator.

**Landing area with airing cupboard** - A larger than average landing space with space for chest of drawers and a useful older style airing cupboard.

**Family Bathroom** - A tiled and well presented three piece bathroom with double glazed window overlooking the garden to the north west.





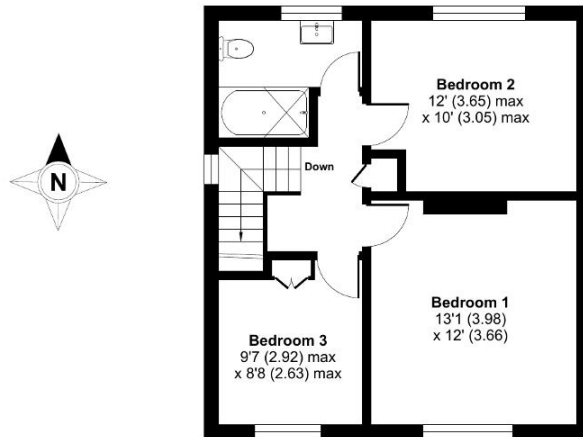


# Floorplan(s)

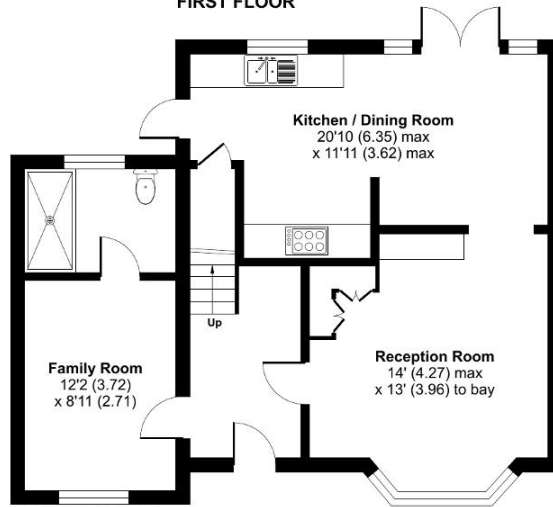
## Leighton Gardens, South Croydon, CR2

Approximate Area = 1172 sq ft / 108.8 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 2025. Produced for Hannah James Estates. REF: 1317894

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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