

HANNAH JAMES Estates

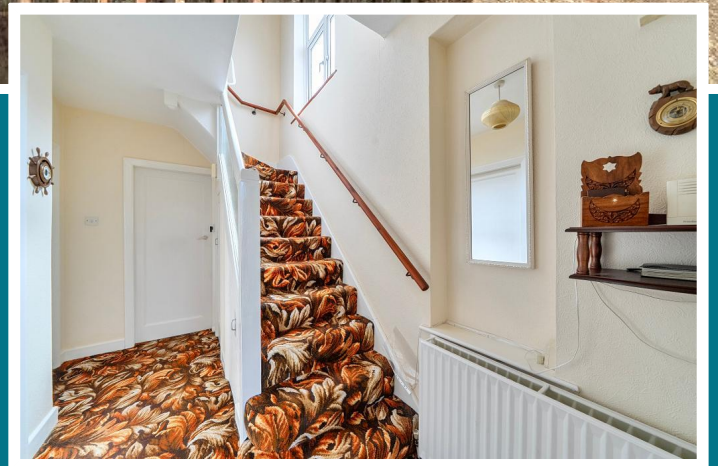
...Valuing you, not just your home

3 Bedroom Semi-Detached

Ellesmere Drive, Sanderstead, South Croydon, CR2 9EH

Offers Over

£500,000





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Property Description: 1930s Three Bedroom Semi, Hamsey Green

Coming to the market for the first time in around sixty years, this much loved 1930s three bedroom semi detached home sits proudly on one of Hamsey Green's most sought after residential roads; a peaceful, characterful street set just one road back from the main Limpsfield Road thoroughfare that links Sanderstead to Warlingham.

Perfectly positioned for village living, the property enjoys exceptional convenience. The 403 bus route runs along Limpsfield Road, offering virtually door to door access to Sanderstead Station in around 15 minutes, as well as swift connections to Warlingham School (ages 2 to 18) in approximately five minutes. In the opposite direction, the ever popular Atwood Primary Academy is also reachable in about five minutes and is comfortably walkable for families.

Built for the private market in the 1930s, homes in this road are especially admired for their timeless architecture, generous plots and enduring sense of community. This particular property enjoys a level position, with the house and garage on the same plane, creating excellent scope for a side extension (subject to the usual consents) and the potential to reconfigure the garage into a habitable room perhaps accessed from the entrance hall should a buyer wish to enhance the ground floor footprint. Inside, the home retains a number of period features that define the era, including coved cornices, picture rails, and the gentle proportions typical of 1930s design. A useful utility room sits directly beside the kitchen and can also be accessed from the garage, adding practicality for busy households. The north west facing rear garden enjoys mid to late afternoon sun, making it a lovely spot for relaxing or entertaining, while the level lawn offers an ideal canvas for landscaping or family play. To the front, the property provides driveway parking for a car, with the house set slightly elevated from the road, giving it a confident, attractive presence.

While the home would now benefit from sympathetic modernisation, it offers a rare opportunity: a solid, characterful 1930s house on a cherished road, untouched by the open market for decades, ready for its next chapter and the vision of a new owner.

Location

Area Description; Ellesmere Drive, Hamsey Green

Set on the peaceful, tree lined Ellesmere Drive, this location has watched more than sixty years of cultural change sweep through the decades, yet the qualities that matter most have remained beautifully constant. The wildlife still thrives in the calm of this tucked-away road; birdsong greets the morning, and the sense of being slightly removed from the bustle of the Limpsfield Road gives the area a gentle, settled rhythm that residents treasure.

A short ten minute walk brings you to the local shopping parade, home to everyday essentials and familiar favourites such as the Co-op, along with cafés and places to eat and drink. In the opposite direction, and by a similar distance, lies one of the area's greatest natural assets: King's Wood. Spanning around 150 acres, this protected ancient woodland, once reputedly a hunting ground of Henry VIII, forms a green corridor linking Hamsey Green to Selsdon Village. Its winding paths, seasonal colours and deep tranquillity make it a cherished escape for walkers, runners and families.

For younger residents, the area offers a wonderfully rounded upbringing. A popular riding school on Kingswood Lane is within a 20 minute walk, giving children the chance to learn and ride in a safe, rural setting. Schooling is exceptionally well catered for: from ages 2 to 18, families benefit from swift, reliable bus links from the Limpsfield Road to Atwood Primary Academy and Warlingham School & Sixth Form College, both well-rated and trusted by local parents.

Commuters enjoy the best of both worlds. Sanderstead Station is only a ten minute drive with easy parking, offering fast, direct services to London's theatre district and the financial heart of the capital in under half an hour. It's a rare blend: village calm with genuine metropolitan reach.

Everyday conveniences are close at hand too. Within a five minute drive you'll find a choice of supermarkets, country pubs, GP practices, post offices and open countryside. And for those who love history and grand landscapes, Churchill's Chartwell in Westerham is around 20 minutes by car, a perfect weekend outing.

All told, this is an area where families can grow, explore, learn and thrive. A place that offers the full London experience while keeping nature, fresh air and community at its heart.

Property Description

Ground Floor

Storm porch and entrance hall - Double glazed storm porch with space for shoes leading to internal door and then the entrance hall with room for hall table and mirror. Potential to create a door opening into the garage for making the garage into a habitable room as the two are on a similar level, subject to the usual consents.

Reception room - Double glazed with GCH radiator, chimney breast with gas fire currently, but with scope to be turned into a solid fuel burner subject to the usual consents. Beautiful original door furniture.

Dining room - With modern double glazed sliding doors to level



garden, focal fire is currently an electric heater (untested)but with usual local consents could be restored to a fireplace and surround, original door furniture and GCH radiator. Storage cupboard built into alcove. Lovely views over the well kept garden

Utility room (off kitchen) - With a traditional roof and accessed both via a kitchen and garage doors, a convenient room for washing with plumbing currently with washing machine. Space for laundry too. Housing boiler and fridge/freezer too. Strip lighting. Double glazed door and window to garden

Kitchen - With strip lighting and a window overlooking the pretty garden. Small GCH radiator. Sink/drain. Storage units and a separate freestanding gas cooker. Door leads to the utility room with the washing appliances and fridge and freezer separate from the main kitchen.

First Floor

Bedroom 1 (Master Bedroom) - Overlooking the front garden and with the original chimney breast. Central ceiling light and alcoves for storage and a built in wardrobe. Double glazed window and GCH radiator. Picture rails. Built in dressing table with drawers either side and space for chair built into the bay. Space for cupboard furniture.

Bedroom 2 - Overlooking the rear garden and with the original chimney breast. Central ceiling light and alcoves for storage and a yet convenient built in wardrobe. Double glazed window and GCH radiator and original door furniture and picture rails.

Bedroom 3 - The single room with a unit with hanging rails and space for a small bed with front garden views and double glazed windows, GCH radiator.

Bathroom - Mostly tiled for convenience with bath and electric shower and curtain over. Original airing cupboard for towels and housing for hot water cylinder. Separate basin.

Separate toilet - Separate single toilet with double glazed window. Original door furniture.

Upstairs landing - Wide landing with original linen storage box and lid forming seat. Well lit with a large double glazed stair window providing plenty of light.

Top Floor

Loft space - Accessed via loft hatch, uninspected.

Exterior

Garden - A level north east facing garden for most of the afternoon sun with lawn in the centre and a path either side leading to a raised vegetable patch behind a dwarf wall. Nicely screened by conifers on the rear boundary and a range of mature shrubs in the side beds and wooden panel fencing either side. Very well maintained with a tool shed close to the main house.

The front of the house has its own garden space too with a lawn and flower bed.

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.

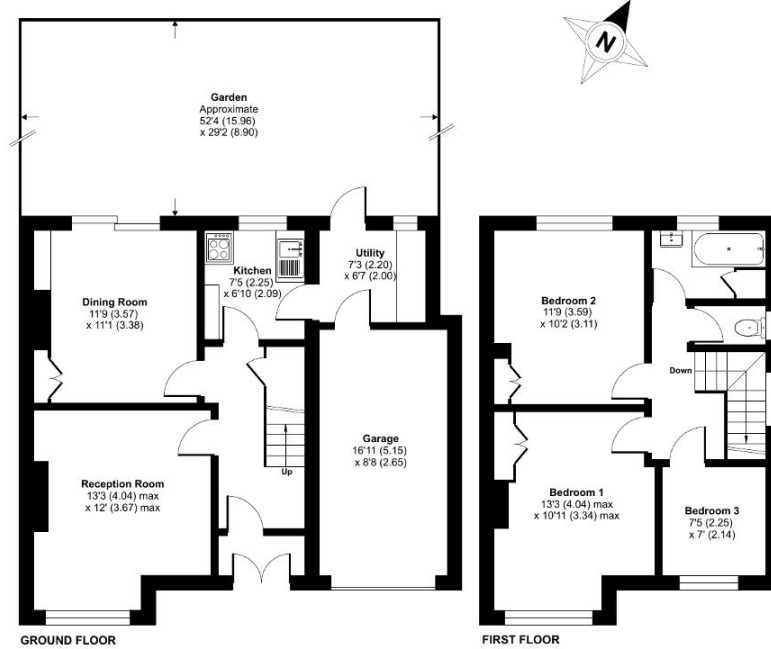
Garage - With light and power and an up and over door. Internal door leading to the utility room behind the garage with a further door to the garden from utility room.



Ellesmere Drive, South Croydon, CR2

Approximate Area = 949 sq ft / 88.1 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 1094 sq ft / 101.5 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: 1476764

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	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.