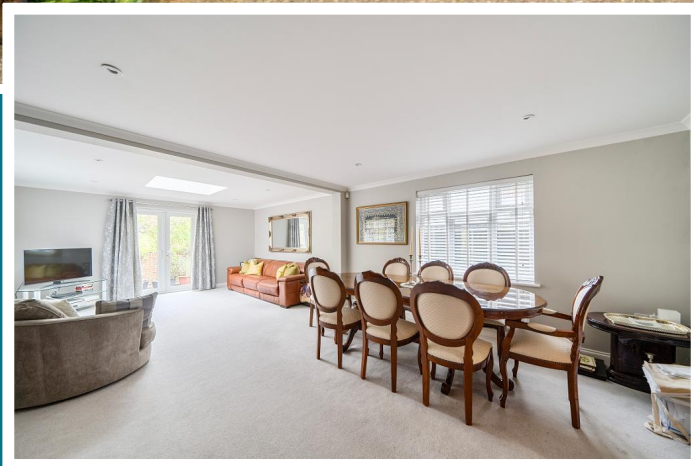


5 Bedroom Detached

Sanderstead Court Avenue, Sanderstead, CR2 9AG

Offers Over

£900,000



- Guide price £940,000 to £950,000
- Integral Gge and walk-in Study/cloaks rm
- 5 Bedrooms (4 of which Double Bedrooms)
- Close to Popular State Schools
- Council tax band G * EPC Rating C
- Council Tax Band: G
- Chain Free 2200 sq ft approx w/o Garage
- Separate Utility Room
- Driveway for several cars
- Transport Links
- Modern and Immaculate throughout



5 Bedroom Detached

Sanderstead Court Avenue, Sanderstead, CR2 9AG

Offers Over

£900,000

Hannah James Estates are delighted to present this impressive 5 bedroom detached family home with four double bedrooms and an integral garage. The total floor area without the garage is an impressive 2,200 square feet approx. Situated in a highly sought after residential position, this attractive and exceptionally well presented detached property offers generous accommodation across three floors, including five bedrooms, a triple aspect lounge/dining room with French doors to a large patio area, a study, and a kitchen/breakfast room also with French doors to the garden, all complemented by a beautifully landscaped 80 ft rear garden. The home has also benefited from previous planning permission, visible online, for the erection of a single storey, side/rear extension to further extend the kitchen and create a sixth bedroom with two additional en-suites, offering exciting scope for future enhancement.

A smart welcoming entrance hall leads into the superb triple aspect lounge/dining room, an impressive space flooded with natural light and featuring glazed double doors opening directly onto the patio and garden; perfect for entertaining or for relaxed family living. The kitchen/breakfast room is fitted with granite work surfaces, a five ring hob, double oven, dishwasher, breakfast bar, and space for an American style fridge/freezer. Double doors open to the patio, creating a seamless indoor and outdoor flow. From the kitchen, there is access to the utility room, providing excellent additional storage and practicality.

A separate study offers an ideal workspace or quiet retreat.

First & Second Floors:

The property provides five bedrooms arranged across the upper floors, including:

- A master bedroom with en-suite
- A huge loft bedroom occupying the entire top floor
- A further selection of well proportioned rooms suitable for family, guests, or home working

The family bathroom includes both a shower cubicle and a bath, catering to all preferences.

Outside:

The 80 ft (approx.) landscaped rear garden features a generous patio area, ideal for outdoor dining, along with a timber garden shed and a raised lawn area offering excellent privacy and space for children to play.

To the front, the property benefits from an integral garage and a driveway with ample parking.

Additional Features:

- Gas central heating with Megaflo system
- Double glazing throughout
- Attractive kerb appeal and a well maintained interior

Location

Area Description: Sanderstead Court Avenue, Sanderstead
Sanderstead Court Avenue is one of Sanderstead's most admired residential roads, known for its peaceful, tree-lined setting, attractive detached homes and strong sense of community. The location offers an exceptional balance of village convenience, open green spaces and family friendly amenities, making it one of the most desirable addresses in the South Croydon area.

Just yards from the popular Atwood Primary Academy, the property sits in an ideal position for families seeking an easy school run and access to one of the area's most sought after primaries. A short stroll away lies the ancient 200 acre Kings Wood, a historic woodland dating back over a thousand years and famed for its breathtaking bluebell displays each spring. With miles of walking trails and abundant wildlife, it provides a daily escape into nature right on the doorstep.

Recreational facilities are excellent. The sports ground in Lime Meadow Avenue offers open space for football, cricket and community events, while the nearby tennis courts provide further opportunities for sport, coaching and social play. Sanderstead is also renowned for its active community spirit, with numerous clubs and groups within walking distance, including Purley Downs Golf Club, Scouts, Girl Guides and the well loved Sanderstead Library.

A pleasant 10 minute walk brings you to Sanderstead Village, home to a welcoming mix of shops and services. These include a Waitrose supermarket, Costa Coffee, barbers, two hairdressers, a dry cleaners, Post Office and an opticians. The village also offers cafés and eateries catering to a wide range of tastes, reinforcing its friendly, community focused atmosphere.

The wider area provides further convenience with Waitrose, and Sainsbury's, all close by. Families benefit from an excellent choice of both state and independent schools, including Riddlesdown Collegiate, Croydon High School for Girls, Ridgeway Primary & Nursery, Gresham Primary, Sanderstead Park Nursery and Atwood Primary Academy.

Sanderstead is rich in history, appearing in the Domesday Book and once forming part of the Sanderstead Court Estate, a grand manor house that stood nearby for centuries. Although the original house was lost to fire in the 20th century, its legacy remains in the character of the surrounding roads, many of which were thoughtfully developed in the 1920s and 1930s to create the spacious, leafy neighbourhood seen today. Transport links are excellent. The nearby 403 bus stops outside Sanderstead station after a ten minute journey or there are plenty of free places to park near the station within a five minute drive. Residents have access to three mainline stations, Sanderstead, Purley Oaks and Riddlesdown offering frequent direct services to London Bridge and London Victoria, with commute times from around 20 minutes. East Croydon is just two stops away from Sanderstead, providing fast connections to London Gatwick and the wider rail network. The open countryside of the City of London Corporation's Riddlesdown Common is also within easy reach, offering further walking trails and panoramic views. Altogether, Sanderstead Court Avenue offers a rare combination of heritage, greenery, recreation, schooling and superb transport, making it an outstanding place to live for families and professionals seeking both convenience and quality



of life.

Property Description

Ground Floor

Entrance hall - A wider than average hallway with high quality Amtico style wood flooring and solid wood door furniture with wider than average door openings leading off it.

Cloakroom/Office - Walk in cloakroom with natural lighting, unusual to find and best being away from the main entrance hall. Amtico style wooden flooring.

Downstairs WC - Smartly presented with toilet and basin and heating.

Garage - Integral garage of a generous size, which lends itself well to future integration as a guest room perhaps with plumbing in the adjoining utility room. Power and lighting.

Utility Room - Counter with space for washer and dryer and storage for airing or laundered items.

Kitchen and breakfast area - Modern and well lit with breakfast bar and skylight opening to patio area via double glazed French doors. Gas hob and a range of built-in wooden door and base cabinets and drawers. Drinks cooler and extractor hood. Marble worktops.

Reception Room - A large space allowing for separate lounge and area and dining. Well lit with skylight and double glazed French doors to patio area. Gas fired radiator.

Bathroom - Modern four piece bathroom suite including bath and shower, window to side.

First Floor

Bedroom 2 - (Bedroom numbers relate to the floorplan numbering). Double aspect with pleasant views over the level garden mostly laid to lawn with order shrubs and trees. Ample space for a king size bed and a range of bedroom furniture .

Bedroom 3 - With bay westerly facing window for the afternoon sun, and benefiting from a en-suite bathroom with double basin. Luxury shower cubicle.

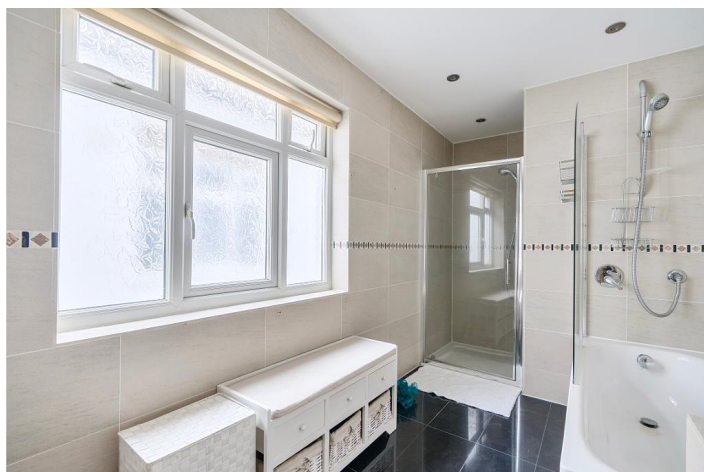
Bedroom 4 - Easterly facing garden with built-in wardrobes.

Bedroom 5 - Beside the airing cupboard this is a beautifully presented single bedroom with wrap-around built-in full height storage. Would make an excellent dressing room too.

Second Floor

Bedroom 1 - Occupying the whole of the second floor is this most useful and unusual fourth double bedroom with skylights and ample built-in storage into the eaves. Alternatively would make a great home working room or study space for older children.

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 about the area and the house.







Floorplan(s)

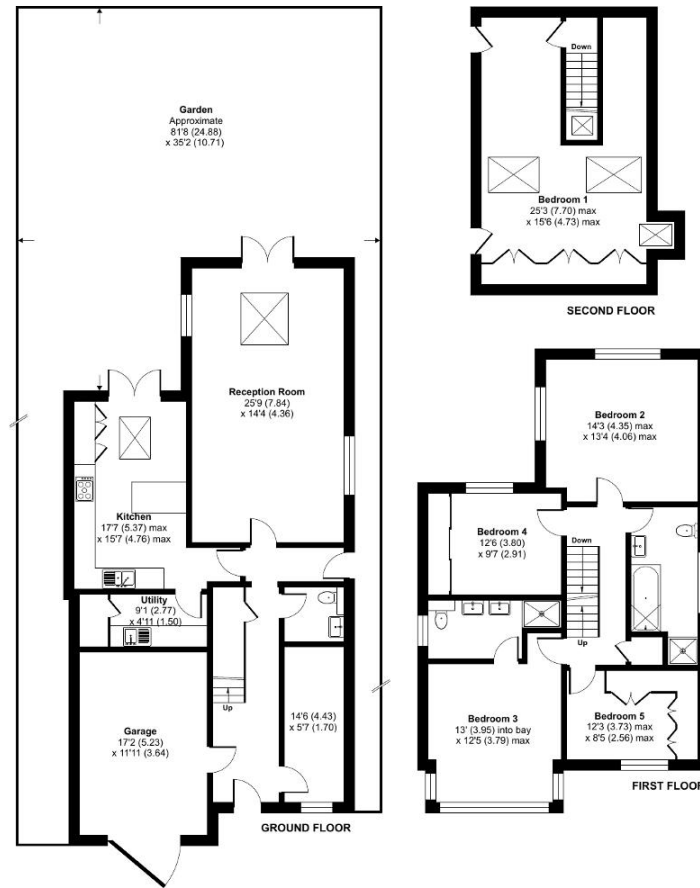
Sanderstead Court Avenue, South Croydon, CR2

Approximate Area = 2189 sq ft / 203.3 sq m

Garage = 205 sq ft / 19 sq m

Total = 2394 sq ft / 222.3 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: 1435429

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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