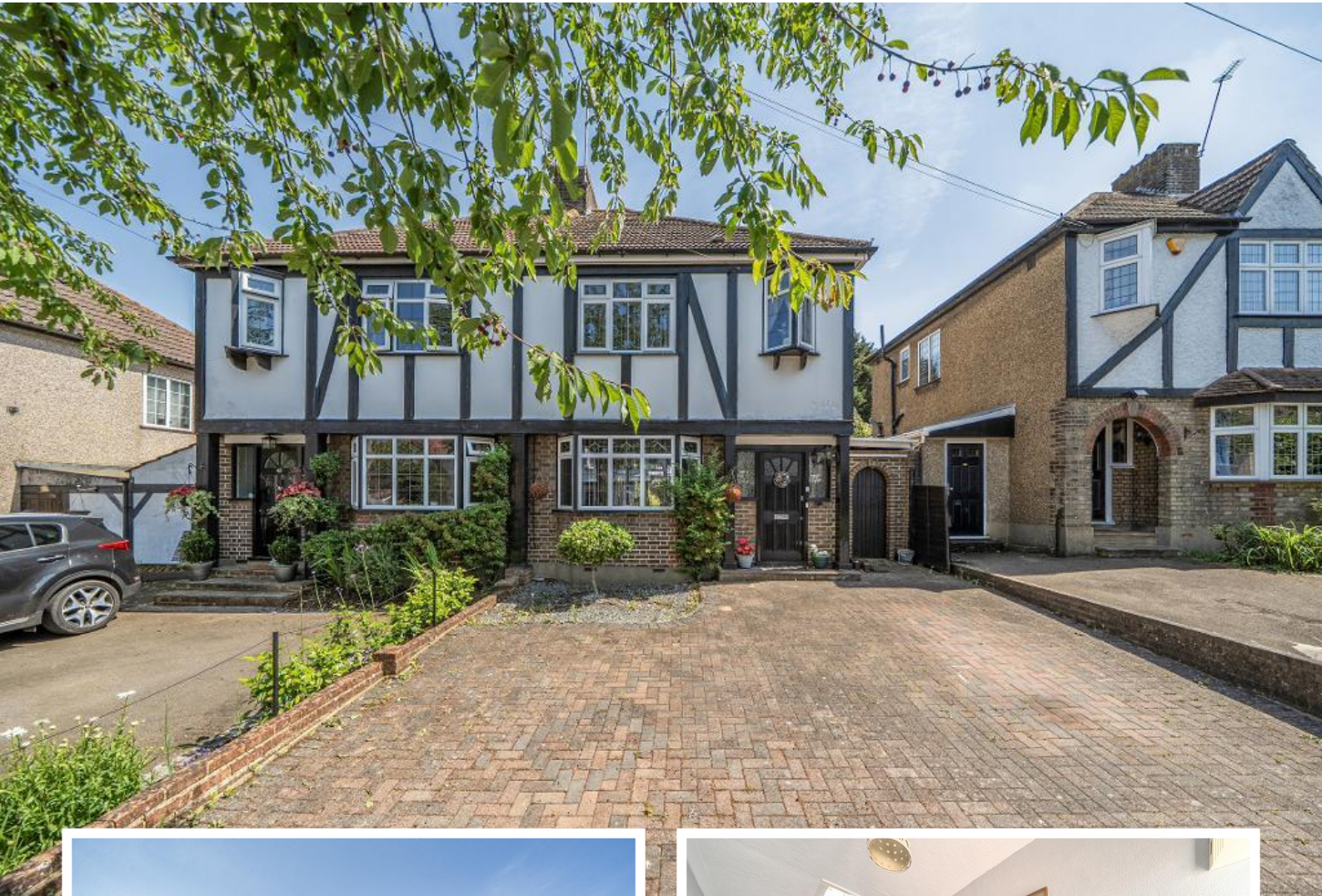


## 3 Bedroom Semi-Detached

Sundale Avenue, Selsdon, CR2 8RZ

Offers Over

£550,000



- CHAIN FREE Guide price £560-565,000
- Bespoke fitted bedroom units
- OSP for two cars
- 2 minute walk to 64 bus to train station
- Beautifully presented throughout.
- Council Tax Band: D
- Modern kitchen and bathroom
- Very attractive garden with Patio
- 10 minute walk to Selsdon High Street
- See brochure for 64 bus route to Station



## 3 Bedroom Semi-Detached

Sundale Avenue, Selsdon, CR2 8RZ

Offers Over

£550,000

### Property Description

Set along a peaceful, tree-lined road, this attractive period semi immediately feels welcoming, with its bay-fronted living room, soft landscaping and a smart block-paved driveway providing parking for two cars. A covered side store offers practical access to the rear garden, while the frontage sets the tone for the care and thought that continue throughout the home.

Stepping inside, the entrance hall is beautifully presented, with modern door furniture and a coordinated design scheme that runs seamlessly through the house: from the complementary colour accents to the carefully chosen carpets. The bay-fronted living room forms a warm and inviting space, centred around a focal gas fire with a stone surround and mantel. With double glazing throughout and a chimney breast that offers scope for a solid fuel burner, the room blends comfort with future potential.

The kitchen is modern and well planned, featuring a tiled floor, plentiful discreet storage and space for a washer/dryer. A back door opens directly onto a gardener's haven: a south east facing garden with a generous patio perfect for seating and dining, a level lawn, and a path leading to a shaded, secluded corner where a greenhouse and shed sit ready for the next chapter of planting and potting. Mature herbaceous borders frame the space, creating a setting that feels both established and lovingly tended.

Upstairs, the same level of care continues. The master bedroom has been thoughtfully designed to combine storage with attractive visual detail, creating a room that feels both restful and refined. The fully tiled bathroom is bright and modern, with a window for natural light, a shower bath with an electric thermostatically controlled shower, and a contemporary three piece suite.

The smallest bedroom is cleverly equipped with full height built in storage, removing the need to introduce additional furniture and making the space instantly practical. The rear double bedroom enjoys calming views over the mature garden, a daily reminder of the home's peaceful setting. Throughout, period charm has been preserved, from the traditional joinery and coved cornices to the bay windows, while thoughtful modernisation, a new roof and double glazing ensure the house is ready for its next family. This is a home that has been lived in, loved and valued, a place where children have grown and memories have been made. It now stands ready to offer the same sense of comfort, warmth and belonging to its next owners.

## Location

Selsdon: a village with heritage, heart and everything a family needs

Set in the very heart of Selsdon Village, this much loved period home enjoys a setting that has retained all the qualities that made the area so sought after in the first place. The neighbourhood still carries its pre war charm, from the long established Selsdon Primary School to the handsome 1920s parade of shops, many of which continue to thrive today alongside modern conveniences including supermarkets, a welcoming Costa Coffee and the ever popular Wetherspoon pub, named in honour of Sir Julian Huxley, the celebrated naturalist who championed the protection of Selsdon's treasured green spaces.

Just moments away lies one of the area's greatest assets: the National Trust's 200 acre Bird Sanctuary, (pictured here on the slideshow) a wildlife haven of ancient woodland, peaceful trails and open glades, complete with its own car park for easy access. For dog walkers and weekend explorers, Littleheath Woods offers another beautiful stretch of woodland close by, giving families an abundance of outdoor space to enjoy together.

Selsdon was designed from the outset as a self-contained, well served settlement, and that legacy remains clear today. The recreation ground, community clubs, Scouts and Guides, and the warm, active church community all contribute to the strong sense of belonging that residents value so highly. The village library, coffee shops and plentiful parking areas add to the everyday ease of living here.

Transport links are equally reassuring. Here is the 64 bus route from Selsdon primary to South Croydon station which run every ten minutes at peak time and takes about 20 minutes <https://maps.app.goo.gl/SsHf7KmTmKkg2T1o6> The reliable 64 bus provides a simple connection into central Croydon or out towards Addington, where the tram glides passed the historic grounds of the Bishops of Rochester's Addington Palace. From Addington Village tram stop, it's around 12 minutes to East Croydon, and from there just 15 minutes into London or around 50 minutes to Brighton, and 20 minutes to Gatwick airport, making commuting or weekend trips wonderfully straightforward.

Altogether, Selsdon offers a lifestyle that blends heritage, community and convenience: a place where families can enjoy the simple, traditional pleasures of time spent together, supported by excellent amenities and surrounded by nature. For those seeking a home with a beautiful, well stocked garden and a setting that truly enriches family life, this is an address that delivers on every level.

## Property Description

### Ground Floor

**Entrance hall** - A spacious hallway with room for chest of drawers, dado rails, wall mounted GCH radiator, carpeted with under stairs storage. Porch window.

**Reception room** - Bay window with wall mounted GCH radiator underneath, chimney breast housing gas fire with fire surround and mantel piece. Central ceiling light and beautifully presented with ample space for sofa table and chairs. Leading to dining area through alcove



**Dining room** - With French doors on to a level and smart paved patio area, facing south east with plenty of sunlight currently used for a table and chairs and miniature retaining wall to level lawn and flower bed just beyond the patio and either side of the fenced garden. Chimney breast, which could, subject to survey, be opened up for an additional fire if needed, space for a large dining suite and double glazed both front and back.

**Kitchen** - With spot lights and tiled splash back throughout, external extractor hood above oven and gas hob, beautifully bespoke fitted kitchen cabinet and drawers, one and a half sink drainer with pleasant outlook on to the attractive garden.



## First Floor

**Bedroom 1 (Master Bedroom)** - A beautifully presented and cleverly designed bedroom with copious amounts of fitted storage and a display unit and bedside shelves for practical convenience. GCH radiator below double glazed window with views over the mature and well tended garden.

**Bedroom 2** - Front facing with double glazed bay windows with GCH radiator underneath. Alcoves either side of chimney breast with useful shelf storage and space for chests of drawers. Central ceiling light.



**Bedroom 3** - The single bedroom, front facing with canted bay window, ready made and bespoke full height fitted storage units making the space ready for a single bed or for a desk and drawers if to be used as a study space. GCH radiator beneath window.

## Bathroom -

**WC** - Separate upstairs toilet beside family bathroom with double glazed window and GCH radiator. Fully tiled walls with pretty design and stone tiled floor.



## Top Floor

**Loft space** - With loft hatch and ladder on the landing with partially boarded loft space and lighting. The roof has been renewed in recent years.

## Exterior

**Side covered walkway** - With gated side entrance and covered waterproof store leading to the kitchen back door. A very useful space for bikes or garden tools..

**Garden** - A lovingly created garden of about eighty feet with a separate area beneath shade giving conifers of a greenhouse and shed. The main garden is mostly lawn with mature herbaceous borders and flower beds. A path runs alongside the lawn for access to the rear section of garden of wood chip and gravel surface. Panel fencing on both sides and a BBQ patio area with flower bed and mature retaining wall.

**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.





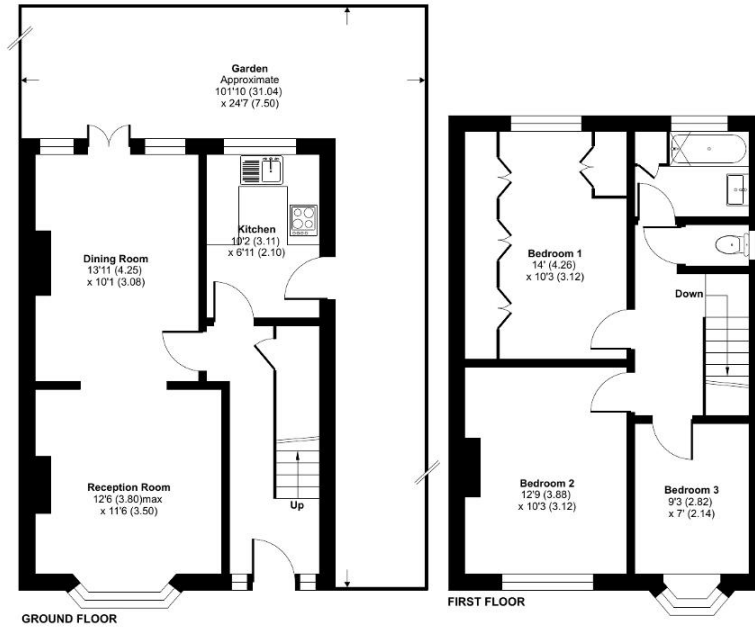


# Floorplan(s)

## Sundale Avenue, South Croydon, CR2

Approximate Area = 937 sq ft / 87 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). ©richcom 2026. Produced for Hannah James Estates. REF: 1481299

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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