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...Valuing you, not just your home

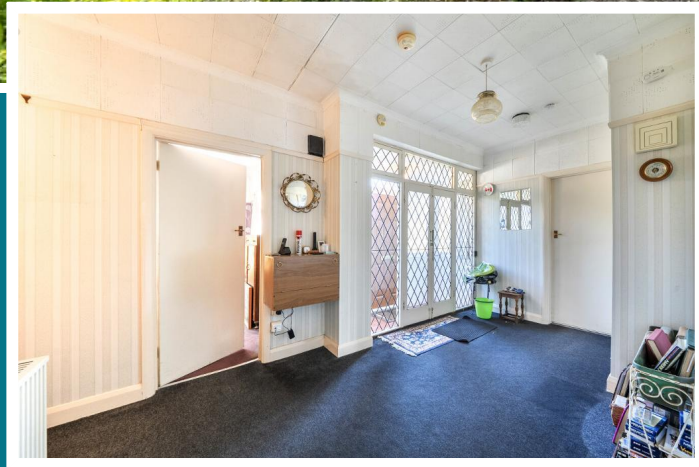
2 Bedroom Detached Bungalow

Addington Road, Sanderstead, CR2 8RF

Offers Over

£500,000







- Chain Free and Detached
- Modernisation required
- Large reception room
- Potential to add third dormer room STLC
- Wide plot and front garden Boarded loft
- Council Tax Band: F
- Short level walk to Sanderstead village
- Two double bedrooms
- Elevated position with lovely views
- Garage and OSP for several cars
- Guide price: £510,000



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Set on the corner of Church Way and Addington Road, this rarely found detached 1930s bungalow enjoys a wonderfully convenient position on a level walk to Sanderstead Village, Gresham Primary School and the surrounding recreation fields. Elevated high on the hill, in one of the South East's most prominent natural vantage points, the property benefits from far reaching views across South West London, while still offering the ease and comfort of village living. The bungalow sits behind a private driveway with scope to enlarge, allowing for generous parking and easy turning space. Much of the garden wraps around the Addington Road side, creating a wide, versatile plot with mature borders that provide a leafy, natural screen. To the west, a smaller, manageable garden area offers a peaceful spot to enjoy the afternoon sun, and the home benefits greatly from not being overlooked, adding to its sense of privacy.
Inside, the property retains the period charm and character of its 1930s origins. A notably large entrance hall, unusually spacious for a bungalow of this era, forms the heart of the home and offers clear potential for a future dormer extension, subject to the usual consents. The generous proportions continue into the kitchen/breakfast room, complete with its original full height larder, a delightful reminder of the home's heritage.
The layout includes two double bedrooms, one positioned to the front and the other overlooking the garden. The bathroom and WC are separate, sitting side by side and offering straightforward potential to combine into a single contemporary suite if desired. Storage is excellent, with a wide, tall hall cupboard providing practical everyday space. Beside the kitchen is a useful 'store room' as shown on the floor plan with scope to be made into a separate utility area. The full-length reception room is a standout feature, arranged to offer a comfortable lounge area opening to the garden and a dining space that enjoys a charming outlook towards All Saints Church on Addington Road; its 12th century clock tower a timeless presence in the village and a view that beautifully anchors the home to its historic surroundings. Outside, the garden includes a pretty summerhouse, perfectly positioned for relaxing, reading or simply enjoying the lush greenery. The garage also offers scope for alternative uses such as a workshop or hobby space, making it a flexible setting for a range of lifestyles. Owned by the same family for many years, the property is now offered to the market chain free, presenting a rare opportunity to update, enhance and create a truly special home in one of Sanderstead's most desirable and elevated settings. With the continued rise of electric vehicles, the convenience of this location being so close to village amenities yet with ample parking potential, will only become more appealing in the years ahead. Mostly double glazed, this bungalow would benefit hugely from a new combination boiler and heating system.

Location

Area Description

Occupying a prominent elevated corner position at the meeting of Church Way and Addington Road, this bungalow enjoys one of Sanderstead's most attractive outlooks, with far reaching views sweeping across South West London. It sits within an easy, level two minute walk of Sanderstead Village, a rare advantage in this part of Surrey where gentle hills are the norm.

For more than 90 years, the village parade known as Cranleigh Parade, has served as the heart of the community, home to long established independent shops alongside everyday conveniences including Costa Coffee, a launderette, Post Office, opticians and local eateries. The atmosphere is friendly, familiar and unmistakably village like, with residents often stopping to chat as they go about their day.

Families and dog walkers are particularly drawn to this location. The modern children's play park just next to Gresham primary school, established in 1875, is a popular meeting point, while the surrounding fields, woodland and open green spaces offer miles of level walking routes. The much loved Gruffy Park and pond are just a stone's throw away: a peaceful pocket of nature that feels worlds away from city life.

Community spirit is one of Sanderstead's defining qualities, and this home sits moments from one of its most active hubs: the Sanderstead Church Hall. Within a two minute stroll, residents can join a wide range of clubs, classes and gatherings that run throughout the year, making it easy to feel part of the village from the moment you arrive.

This peaceful oasis sits within a friendly, long-established village community, just moments from the pond, Church Hall and the popular parade of shops that has served Sanderstead for nearly a century. Excellent bus links connect to Selsdon and the historic village of Warlingham, while the 403 bus to Sanderstead Station provides fast, direct services to London Victoria and London Bridge in under 30 minutes with no changes.

Sanderstead itself is steeped in history. Recorded in the Domesday Book as "Sandestede", the village has grown around the ancient All Saints" Church, whose 12th century clock tower remains one of the area's most recognisable landmarks. From the reception room of this 1930s bungalow, the tower is clearly visible; a daily reminder of the village's deep heritage and enduring charm.

Altogether, this is a location that blends elevated views, village convenience, rich history and a strong sense of community, making it one of the most desirable corners of Sanderstead for those seeking a peaceful yet well connected old Surrey lifestyle.









Property Description

Ground Floor

Storm porch - Solid wood front door with double glazing surround leading to internal leaded light double doors.

Entrance Hall - Unusually wide with large built-in cupboard and providing scope for new stairs to the loft space for additional living space or a third bedroom subject to the usual consents. Pull up loft ladder.

Reception room - Bay window with lovely unique outlook onto All Saints Church clock tower. Dual aspect with diamond casement windows to the side and patio doors opening out on to westerly facing garden. Original ceramic tiled fireplace surround with electric fire, plus stand alone electric heater. Chimney breast is in place and subject to survey and the usual consents would suit the popular solid fuel burner.

Loft space - With loft ladder and natural lighting to diamond casement window a large tall space above the main bedroom (Bedroom1)

Kitchen/ breakfast room - A fabulously large space with room with a breakfast area. Would benefit from modernisation. A built-in larder a typical feature of the age and gas oven, plumbing and space for a dishwasher, overlooking the garden. The back door leads to a store area with temporary roof structure which might be adapted to form a utility area with a more permanent roof for laundry for instance. Alternatively would work well as a mini greenhouse or as a home for pets.

Bathroom - With a walk-in shower where the bath used to be and window and radiator. The separate WC is adjacent and their are possibilities subject to survey for combining the two into one larger bathroom as part of a remodelling and upgrade of the floor, tiling and the bathroom furniture.

Bedroom 2 - Overlooking the rear garden with ample space for double bed and a range of all the typical bedroom furniture. Stand alone heater.

Bedroom 1 - Larger than average dual aspect and front facing with picture rail, naturally bright for most of the day with southerly aspect, scope for ensuite with plumbing adjacent. Stand alone heater.

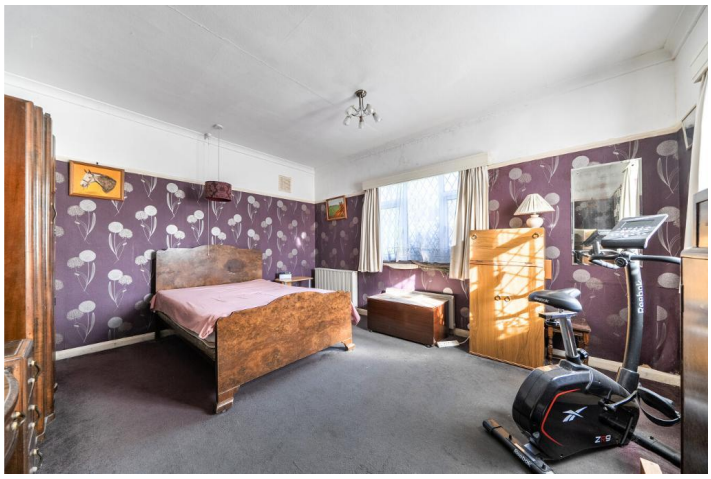
Separate Toilet - With raised window and scope to be joined to the adjoining bathroom subject to the usual consents.

Garden - 58 feet by 43 feet and north easterly facing with elevated views currently screened by a mixture of older plants and trees and shrubs connected to front garden via a locked gate between the bungalow and the freestanding garage.

Garage - With up and over door. With light and power. There is a back door leading to the garden and this garage is separate from the main house with adjoining gate in between.

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. Would require a new integrated energy efficient heating system for water and room heating.









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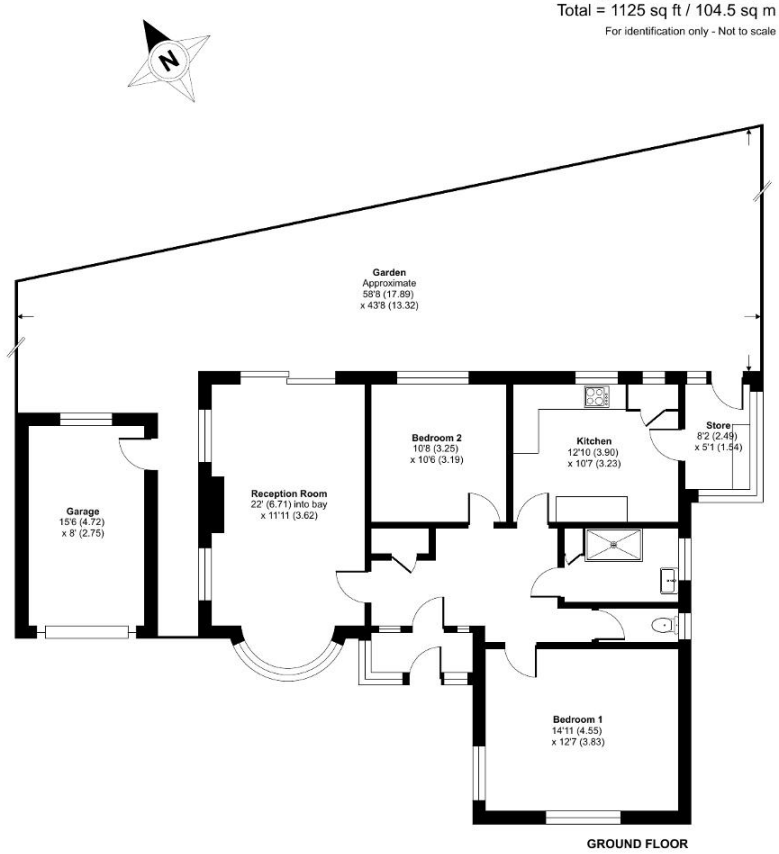
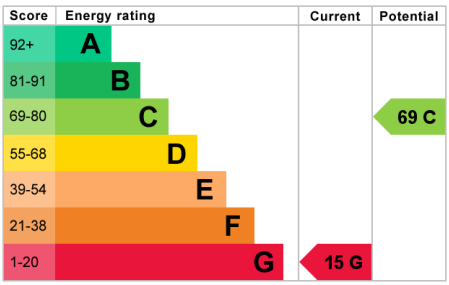
Floorplan(s)

Addington Road, Sanderstead, CR2

Approximate Area = 985 sq ft / 91.5 sq m
Garage = 140 sq ft / 13 sq m
Total = 1125 sq ft / 104.5 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). ©nichecom 2026. Produced for Hannah James Estates. REF: 1453411



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