

East Hill, South Croydon - CR2 0AL

Guide Price **£1,250,000**

PARK & BAILEY







1 East Hill

South Croydon

An impressive five-bedroom detached family home offering approximately 3,000 sq ft of accommodation, beautifully established gardens and exciting potential, in a prestigious Sanderstead location.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Exceptional five-bedroom detached family residence.
- Prestigious position on a sought-after tree-lined no-through road.
- Approximately 3,000 sq ft of accommodation arranged over three floors.
- Beautifully extended and enhanced, combining period charm with contemporary styling.
- Elegant dual-aspect living room with feature fireplace.
- Separate triple-aspect dining room overlooking the front gardens.
- Spacious kitchen/breakfast room with walk-in pantry.

Park & Bailey are delighted to offer this exceptional five-bedroom detached family residence, occupying a prestigious position within one of Sanderstead's most sought-after residential enclaves. Situated on the highly desirable, tree-lined no-through road of East Hill, the property enjoys a peaceful and private setting whilst being conveniently located for excellent transport links, with both Sanderstead and Purley Oaks railway stations within easy reach.

Beautifully extended and significantly enhanced by the current owners, this impressive home provides approximately 3,000 sq ft of thoughtfully designed accommodation arranged over three floors. The property successfully combines period charm with contemporary styling, creating a light, spacious and highly versatile family home, with potential for further extension.

A welcoming entrance vestibule with attractive hardwood flooring leads into the elegant reception hall, with the flooring continuing throughout. The hall is particularly impressive, featuring a striking full-height feature window together with a bespoke staircase window extending from the ground floor to the top floor, flooding the entrance with natural light and creating an impressive first impression.

The ground floor also benefits from a cloakroom/WC and a generous walk-in storage cupboard.

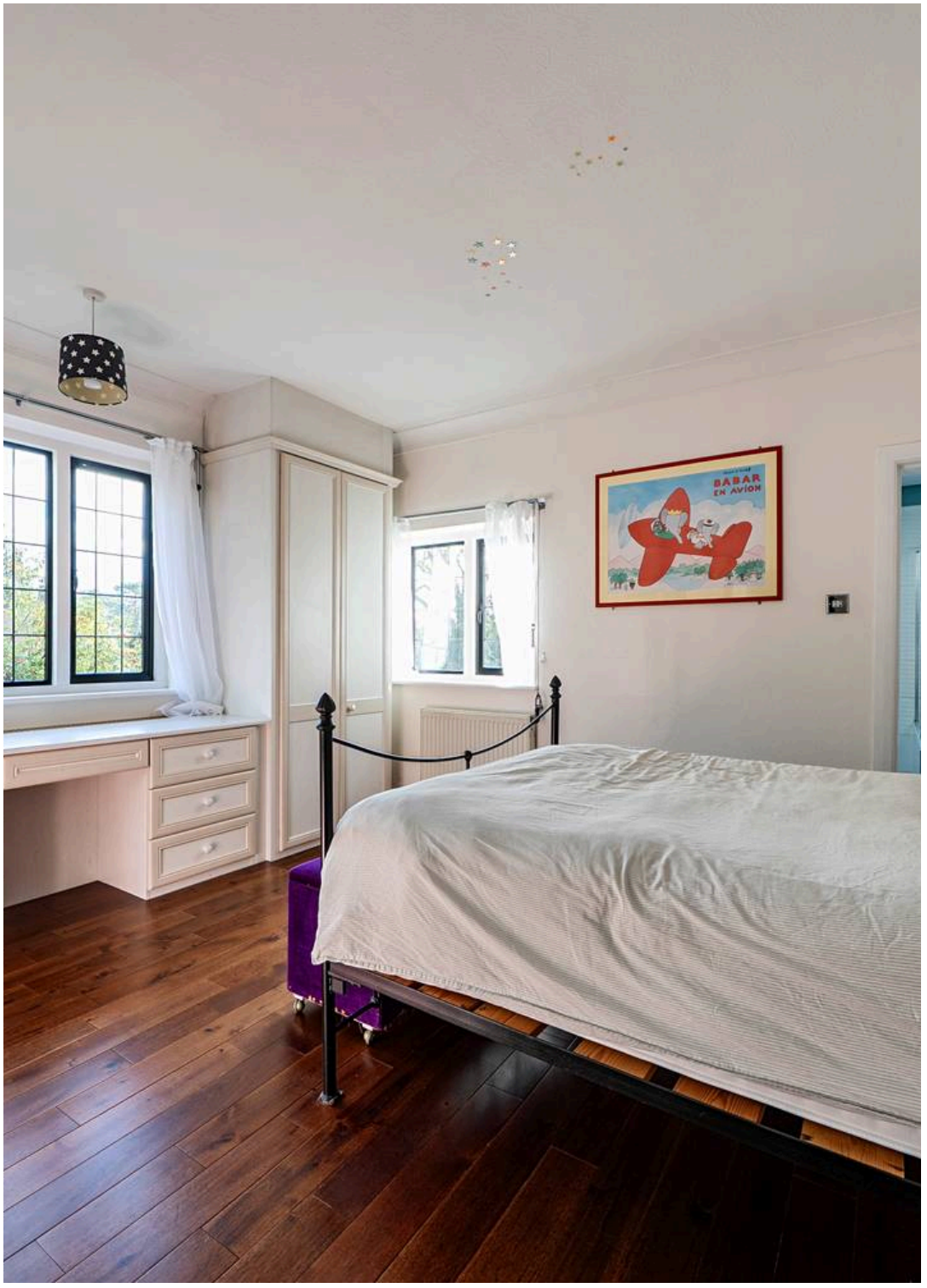
The reception accommodation is equally impressive. The spacious dual-aspect living room overlooks the rear garden and is centred around a beautiful fireplace with ornate surround, creating an elegant and welcoming focal point. The separate triple-aspect dining room enjoys attractive views over the front gardens and provides an excellent setting for formal dining and entertaining.

Completing the ground floor is a generous kitchen/breakfast room, fitted with a range of units and benefiting from a useful walk-in pantry. There is access to the side garden, together with a gardener's WC and separate boiler room.

The first floor provides an impressive triple-aspect guest bedroom suite with its own en-suite bathroom, together with two further generous double bedrooms and a stylish family bathroom.

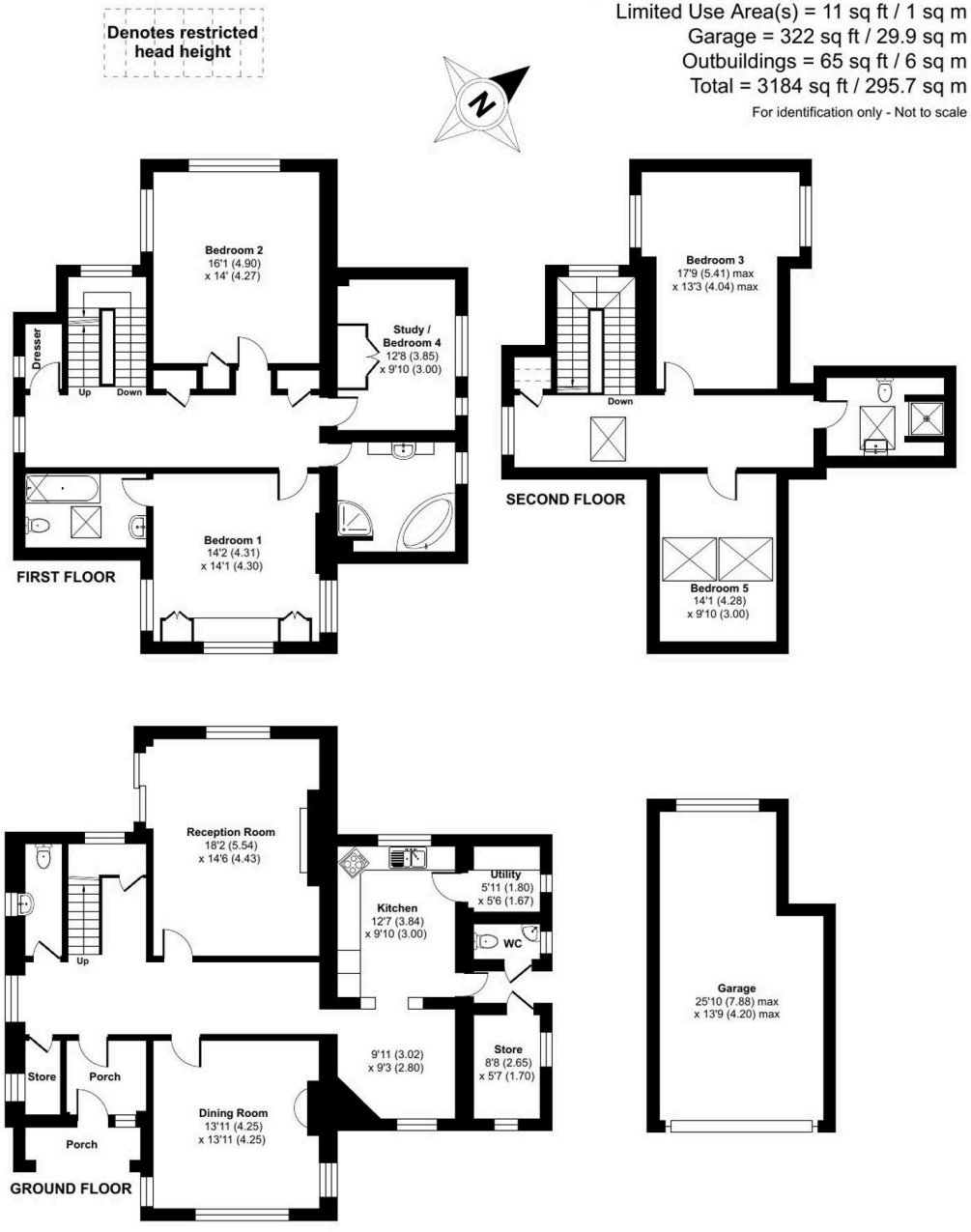
The top floor is dedicated to a magnificent principal suite and further versatile accommodation. The attractive landing benefits from a Velux window and incorporates a contemporary home office area, providing an ideal space for those working from home.

There are two further bedrooms on this floor, one of which could equally be



East Hill, South Croydon, CR2

Approximate Area = 2786 sq ft / 258.8 sq m
Limited Use Area(s) = 11 sq ft / 1 sq m
Garage = 322 sq ft / 29.9 sq m
Outbuildings = 65 sq ft / 6 sq m
Total = 3184 sq ft / 295.7 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.
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