



**1 East Hill, Sanderstead, Surrey, CR2 0AL**

**Pollard Machin**  
estate agents since 1885

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Guide Price £1,350,000-£1,400,000

## **\*\*No Onward Chain\*\***

Occupying a magnificent westerly-facing plot of approximately a quarter of an acre with an impressive 90ft frontage, this handsome detached 1930s residence enjoys a peaceful setting within one of Sanderstead's most prestigious no-through roads. Offered to the market with no onward chain, the property presents a rare opportunity to acquire a substantial family home of exceptional character, space and future potential. EPC Rating TBC. Council Tax Band G.

Extending to approximately 2,745 sq ft and arranged over three floors, the property has been thoughtfully enhanced in recent years, including the addition of two second-floor bedrooms, creating versatile accommodation perfectly suited to modern family life. Rich hardwood flooring flows throughout much of the home, complementing the property's original character and creating a warm and welcoming atmosphere from the moment you enter.

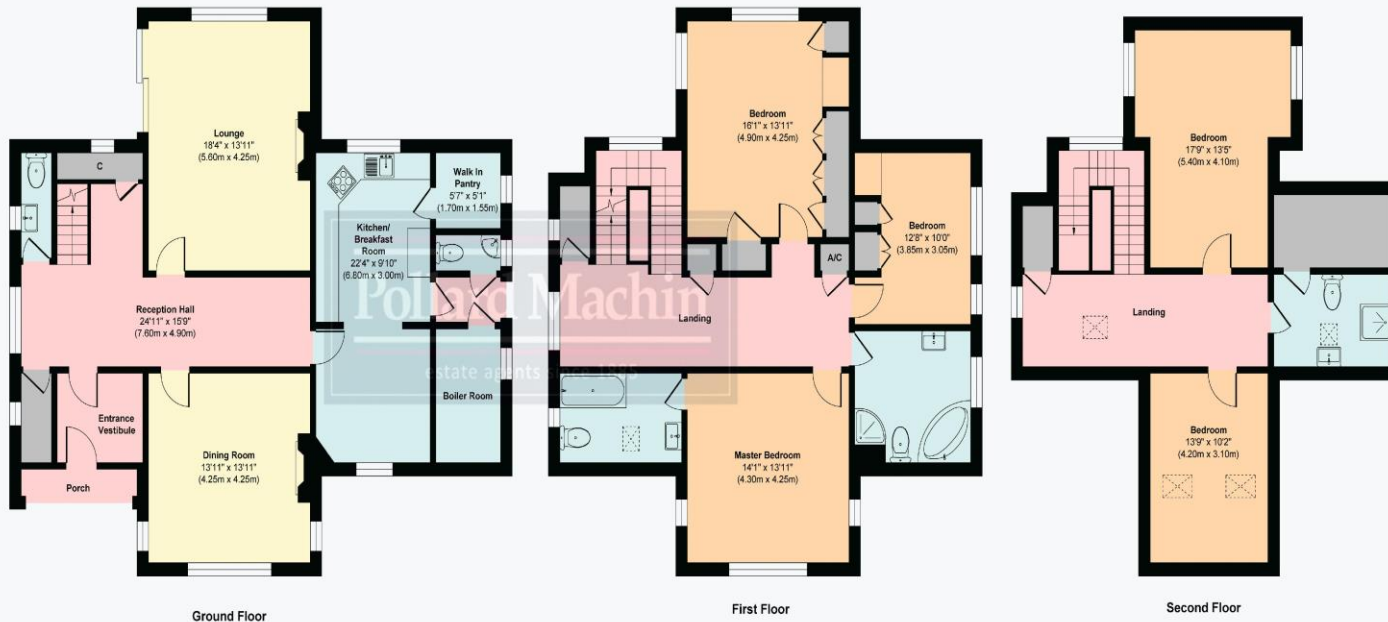
A particularly striking architectural feature is the impressive triple-height aluminium window rising through to the second floor, flooding the interior with natural light and creating a wonderful sense of volume and space. Throughout the property, bespoke crafted aluminium windows with elegant oak surrounds further enhance the quality, individuality and contemporary feel of the accommodation.

The generous reception hall provides a grand introduction and leads to two beautifully proportioned reception rooms, ideal for both formal entertaining and relaxed family living. The triple-aspect dining room is especially noteworthy, enjoying an abundance of natural light and attractive views over the surrounding gardens, creating a superb setting for family gatherings and entertaining guests throughout the year.

At the heart of the home lies a spacious kitchen/breakfast room extending to over 22ft in length, complemented by a walk-in pantry and adjoining utility/boiler room. The layout caters perfectly to day-to-day family living whilst offering exciting opportunities for future extensions or the creation of larger open-plan living spaces.

The first floor comprises three excellent bedrooms, including a superb triple-aspect principal bedroom that enjoys wonderful natural light throughout the day, together with an en suite bathroom. A further family bathroom serves the remaining bedrooms. The recently extended second floor provides two additional double bedrooms and a shower room, offering ideal accommodation for growing families, guests, teenagers or those requiring dedicated home-working space.





**East Hill, South Croydon CR2**  
**Approx. Gross Internal Area 2745sq ft / 255sq meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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Outside, the generous plot is undoubtedly one of the property's defining features. The established westerly-facing rear garden enjoys excellent privacy and sunshine throughout the afternoon and evening creating a tranquil backdrop for outdoor entertaining and family enjoyment. To the front, the substantial frontage and driveway provide an impressive approach with ample off-street parking.

Further enhancing the appeal of the property is the benefit of previously approved planning permission for substantial enlargement and remodelling. The approved scheme included two-storey side extensions, a single-storey rear extension, alterations to the front elevation and roof alterations incorporating multiple dormer windows, demonstrating the considerable scope available for future enhancement, subject to any necessary renewals and consents. This provides incoming purchasers with a valuable opportunity to further maximise the potential of this already impressive family home.

East Hill is widely regarded as one of Sanderstead's premier residential roads, prized for its peaceful surroundings, attractive character and established family environment. The property is conveniently positioned within easy reach of both Sanderstead and Purley Oaks stations, providing regular rail services into Central London and making it an excellent choice for commuters.

Families are particularly well served by the area's outstanding educational provision. The property falls within the catchment area for the highly regarded Ridgeway Primary School and is also conveniently positioned for a number of renowned independent schools, including Croydon High School, Whitgift School and Royal Russell School.

Residents enjoy access to an excellent range of local amenities, recreational facilities and green open spaces, including Purley Beeches, Wettren Tree Garden and numerous golf, tennis and cricket clubs, all contributing to the area's enduring appeal and village-like atmosphere.

Rarely do homes occupying plots of this scale, position and potential become available. Offering substantial accommodation, exceptional natural light, distinctive architectural features, previously approved planning consent and significant future potential, this is a truly outstanding opportunity to create a long-term family home in one of Sanderstead's most sought-after locations.

East Hill is a prestigious no-through road located off Sanderstead Road, conveniently positioned within easy reach of both Sanderstead and Purley Oaks railway stations, providing regular services into London. The area offers an excellent selection of golf, tennis and cricket clubs, highly regarded schools, churches, scenic walks through Wettren Tree Garden and Purley Beeches, together with bus services into Croydon and the surrounding area. Sanderstead Village and the shops and amenities of Elmfield Way Parade are also close at hand, making this a highly desirable location for families seeking both convenience and a village atmosphere.

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





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