

2 Bedroom End Terraced

Limpsfield Road, South Croydon, CR2 9DE

Offers Over

£500,000



- Price guide £525,000.
- Bright Extension with Vaulted Ceiling
- Bi-Fold Doors/ heated bathroom floor
- Off-Street Parking
- Utility room/ rainwater sensor in velux
- Council Tax Band: D
- *Potential 3rd Loft Bedroom*
- Boiling water on tap/ remote blinds/
- Outbuilding + power with Potential STPC
- Open Plan lounge/diner + Rhodesian teak
- 250 acre bluebell wood nearby!



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This beautiful cottage, built in the Victoria era, and thoughtfully extended by the current owners, will charm those interested in living in a period home which benefits from a modern specification. Based on other house designs the stair well is of a shape that the flight of stairs might be built above to add a further flight, subject to architect's advice, with potential to add a third bedroom in the loft and subject to the usual consents. The high loft height lends itself to this and a velux or dormer would suit it very well subject to local consents. This home would suit all types of buyers, from down-sizers who need level and easy access to transport and amenities, to families looking to benefit from the excellent primary and secondary schools within walking distance or young professionals looking for their first home. The home also offers off-street parking for one car and gas fired-central heating.

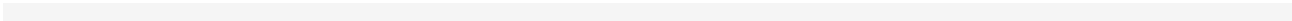
On the ground floor from the entrance area, an attractive wooden door takes you through to the dining area, with shelving and a window to the front of the house. This leads to the modern kitchen, with cream Shaker style cabinetry, wooden counter-tops, a boiling water tap, a breakfast bar and built-in appliances, with access to a useful downstairs W.C. and utility room. The kitchen opens through to the wonderful extension with Rhodesian teak, solid wood flooring, vaulted ceiling, 6 velux windows and bi-fold doors, which flood the whole downstairs with natural light and views of the pretty garden. The open plan nature of the ground floor provides a fantastic space for entertaining friends and family.

On the first floor you will find a contemporary, part-tiled bathroom, with underfloor heating and a white suite that includes a modern free-standing bath, a separate shower cubicle and a light-up mirror. The two double bedrooms complete the first floor, with the Master offering built-in storage. All rooms to the first floor benefit from white plantation shutters.

The loft can be accessed via a ladder, is boarded for storage and has electricity.

Externally to the front is a small front garden providing parking for one car and gated side access to the rear. The attractive, private rear garden is paved for low-maintenance, with an outside seating and entertaining area and is planted with mature trees and shrubs. An enchanting Victorian outbuilding to the rear of the garden, originally a washroom for the terrace of cottages, is perfect for restoration into a unique garden room or home office STPC.

Viewings of this home are highly recommended and we look forward to hearing from you.



Location

Sanderstead is renowned for its open spaces and community spirit. The Village provides a range of shops including a Waitrose supermarket, a Costa Coffee, a barbers, two hairdressers, a dry cleaners, a Post Office and an Opticians. There are other cafes and plenty of eateries including Med Kitchen and Maple, which cater for a wide range of appetites.

The historic Kingswood Woodland of 250 acres approx. is a quick stroll from the home, as is Riddlesdown Common and Sanderstead Recreation Ground, comprising a swing park and a central pavilion, currently being used as a nursery. Waitrose, Sainsbury's, Tesco's and Aldi are all close by. There is also a good range of both state and independent schools including Riddlesdown Secondary School and Croydon High School for Girls. Ridgeway Primary & Nursery, Gresham Primary, Sanderstead Park Nursery and Atwood Primary Academy are all close by.

There are three mainline train stations close-by to choose from Riddlesdown, Purley Oaks and Purley, with frequent direct services to London Bridge and London Victoria, and an impressive commute time of 20 minutes. East Croydon is just two stops away with easy transfers to London Gatwick.





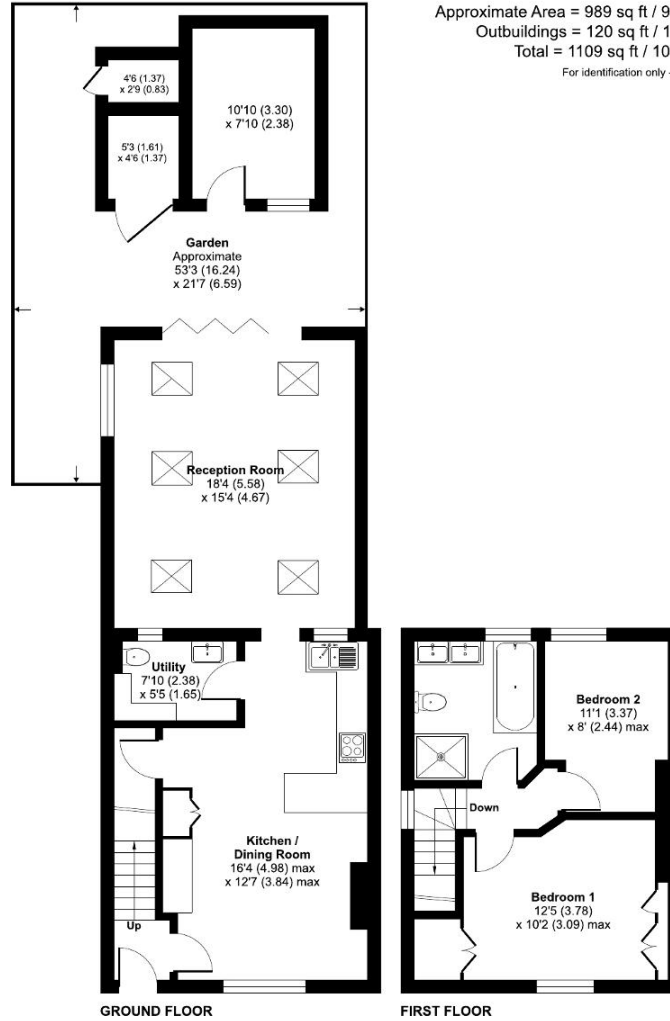


Floorplan(s)

Limpsfield Road, South Croydon, CR2

Approximate Area = 989 sq ft / 91.8 sq m
 Outbuildings = 120 sq ft / 11.1 sq m
 Total = 1109 sq ft / 102.9 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 2025. Produced for Hannah James Estates. REF: 1354077

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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