

## 2 Bedroom Apartment

Beech Avenue, Sanderstead, CR2 0NL

Offers Over

£375,000



- Vendor found. Ground floor. Own Patio
- One of a kind in quiet green surrounds
- The Beeches open woodland nearby
- No ground rent and Share of Freehold
- 900 year lease
- Council Tax Band: TBC

- Price Guide £380,000
- High value neighbourhood
- Private drive leading to own garage
- Service charge is approx £2000 per annum
- Large ground floor balcony area



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Set within a truly rare and secluded enclave, this beautifully presented two double bedroom flat occupies one of the most unusual and sought after settings in the area. Surrounded by mature trees, landscaped grass banks and resident-owned private grounds, the property feels entirely sheltered from the main road, creating a peaceful oasis while remaining light, airy and wonderfully tranquil. This distinctive development has long been cherished by its residents and is renowned for flats being held for generations or enjoyed by the same owners for many years, reflecting both its timeless appeal and strong sense of community. All residents own a share of the freehold, which is professionally managed by a highly regarded local agent at an exceptionally modest cost of approximately £2,000 per year, with no ground rent payable; a rare and highly advantageous feature. With modern gas fired central heating and double glazing throughout.

Each flat benefits from its own private garage, and the extensive, well maintained communal grounds are exclusively for residents' use, adding to the sense of space, privacy and prestige.

Internally, the flat offers two generous double bedrooms and accommodation that is notably larger than many modern equivalents, making it ideal for both everyday living and entertaining. The property is presented to an impeccable show flat standard, with contemporary finishes, modern conveniences throughout, and a stylish kitchen and bathroom that are both practical and elegant.

The living space is a particular standout, opening directly via patio door onto the property's own private patio area; a wonderful extension of the home. This thoughtfully planted outdoor space provides room for seating and relaxation, overlooking lush greenery and offering a peaceful, private setting rarely found in apartment living.

The excellent layout and presentation make it a home where one would be genuinely proud to host gatherings, dinner parties or relaxed evenings with friends, combining character, space and modern comfort.

This flat has been a much loved home for the past nine years, enjoyed as a calm retreat from busy life, a place to unwind, recharge and feel connected to nature. The current owners are only moving on to experience house living, making this a rare opportunity for the next owner to enjoy both the home and the setting for many years to come.

Appealing equally to first time buyers, downsizers and those seeking long term security, this property offers an exceptional combination of space, serenity, ownership stability and location; a home that truly stands apart.

## Location

Situated on the desirable Beech Avenue in Sanderstead, this property enjoys a peaceful residential setting while remaining exceptionally well connected. Just a short drive away is Sanderstead Station, where ample local parking is available nearby, making commuting straightforward and stress free. From here, regular services provide an approximate 20 to 25 minute train journey to London Victoria or the City, ideal for professionals seeking a balance between suburban tranquillity and urban accessibility.

En route to the station, residents pass the historic St Mary's Church and the beautifully maintained Wettren Tree Gardens, offering a charming and picturesque backdrop to daily life. For those who enjoy outdoor pursuits, local tennis courts and the expansive open spaces of Purley Beeches are close at hand, particularly popular with dog walkers and nature lovers.

The property is pet friendly, subject to pets not causing disturbance, making it well suited for animal lovers keen to enjoy the surrounding green spaces.

Excellent transport links extend beyond rail, with frequent bus services along the adjacent Purley Oaks Road. These provide easy access toward Sanderstead village, which offers a selection of local shops, a supermarket, a well regarded recreation ground, and a number of popular primary schools. Services also run in the opposite direction to Purley town centre, providing a wider range of amenities, restaurants, and leisure options.

For additional commuting flexibility, Purley Oaks Station is within walking distance and offers a swift 15 minute train journey to Gatwick Airport, making last minute European getaways or frequent travel particularly convenient.

Overall, the area is known for its leafy streets, strong community feel, excellent schools, and abundant green spaces, making it a highly appealing location for professionals, families, and downsizers alike who are seeking a well connected yet peaceful place to call home.

## Property Description

### Ground Floor

**Spacious hallway and hall cupboard** - Unusually large entrance hall, which is tastefully decorated, leading to the main rooms gives an immediate feeling of space as you enter this thoughtfully laid out apartment.

Laminate flooring. Radiator.

**Bedroom 1** - The first room is the double bedroom with the rarity for an apartment these days of a built-in wardrobe.

The window has been thoughtfully positioned aiming towards the grass bank and trees to the north west of the specious grounds which are enjoyed and collectively owned by all of the residents.

Laminate flooring. Radiator.

**Separate WC** - A rare find in an apartment and most useful when having visitors or guests with WC and wash hand basin and essential storage and providing for two toilets as the Bathroom has its own.

**Bathroom** - A larger than average bathroom with beautiful modern three piece suite including full size bath.



**Bedroom 2** - The larger of the two double bedrooms enjoying a peaceful lush green outlook perfect for unwinding after a busy day and like the other double bedroom enjoying the neatness and convenience of a built-in wardrobe.

Laminate flooring.

**Reception Room** - Enjoying a large window view looking out on to a mature backdrop of trees and flora forming part of the shared grounds of Barrards Hall, and with complete privacy is this unusually large room catering for lounge space as well as a large dining area all in one.

Again, beautifully decorated and well lit. Leading to a patio area where the late afternoon sun can be enjoyed or summer evenings in a tranquil and secluded setting overlooking greenery.

The patio is as large as the kitchen itself and has to be seen to be appreciated. The size of this room also allows for a study or home office setting too. Laminate flooring. Radiator.

**Kitchen** - A truly sleek and modern kitchen with wide space for dishwasher and a range of built-in units with integrated oven and gas hob.

One and a half sink drainer.

Wide space for fridge/freezer.

Space for washer/dryer.

Linoleum flooring.

Gas fired modern boiler. Spot lights and tiling.

Under unit lighting.

**Consumer Note** - No appliances or warranties are to be tested or examined by us.

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.



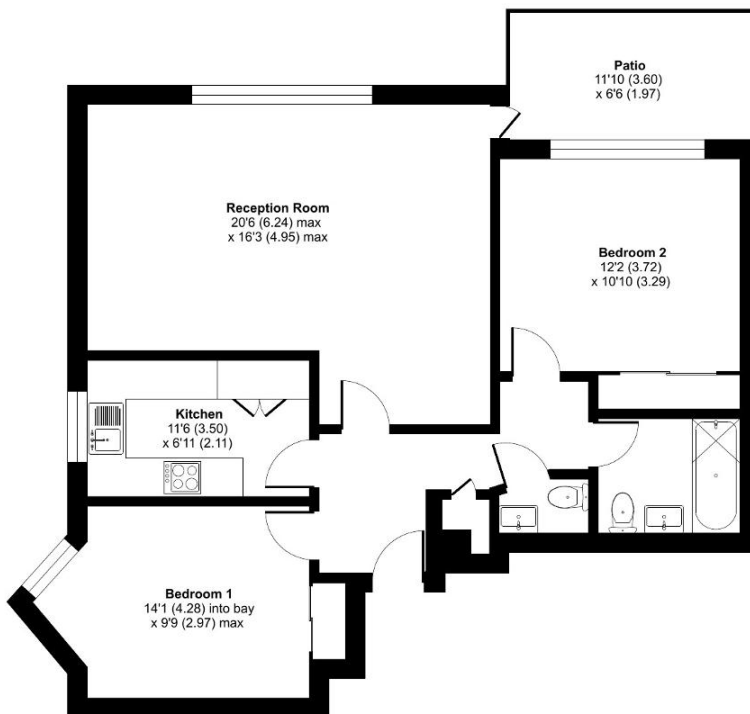




## Beech Avenue, South Croydon, CR2

Approximate Area = 811 sq ft / 75.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2026. Produced for Hannah James Estates. REF: 1440412

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

**Consumer note:** These details should not be relied on for accuracy or completeness and do not form part of any agreement. 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 questions they may have about local consents or questions about the area and the sale contract must prevail. Hannah James Estates is regulated by the PRS No. 4386 and is a trading name of Manchesters Solicitors which is Authorised and Regulated by the SRA under SRA No. 58391.