HANNAH JAMES Estates

...Valuing you, not just your home

4 Bedroom Semi-Detached

Hyde Road, Riddlesdown, CR2 9NP

Offers Over

£550,000







- Extended & Beautifully Appointed
- Roof & D/G less than 5 years old!
- Enlarged and modern fitted kitchen
- Accessible garage/store on street level.
- New double glazing and guarantee
- Council Tax Band: E
- 4 bedroom, 3 of which are doubles
- Close to Atwood Academy + Riddlesdown
- Beautiful modern bathroom
- Immaculate and with New Roof
- Price Guide £575,000



4 Bedroom Semi-Detached

Hyde Road, Riddlesdown, CR2 9NP

Offers Over

£550,000

Property Summary
Guide price £575,000
This beautifully presented home throughout with praiseworthy attention to detail offers three generous double bedrooms, thoughtfully arranged with the fourth bedroom on the ground floor, providing an ideal guest suite, home office or flexible family space, discreetly positioned away from the main sleeping accommodation. Immediately behind, there is a downstairs cloakroom offering excellent potential to be enhanced with a shower if desired.
The heart of the home is an enlarged, contemporary kitchen, with space for breakfasting or dining, perfectly designed for modern family living, featuring double glazed French doors opening directly onto the patio and garden, seamlessly blending indoor and outdoor spaces. A spacious through lounge-diner provides a wonderful sense of flow and light, centred around a gas fireplace with an attractive surround, readily adaptable for a solid fuel or wood burning stove. The property is presented in immaculate, move-in ready condition, with a high standard of décor throughout; from tasteful flooring and real wood floors on the ground level, to carefully chosen wallpapers, spot lighting and elegant radiator covers, creating a home that feels both stylish and welcoming. Upstairs, a modern family bathroom features both a bath and separate shower cubicle, offering practicality without compromise.
Outside, the elevated rear garden enjoys open views back towards the house and captures sunshine throughout the day. A deep paved patio provides an ideal setting for summer entertaining, barbecues and relaxed outdoor dining, bordered by a mature garden that adds privacy and character. To the front, an attractively terraced garden with retaining boards and planted succulents enhances kerb appeal and provides a pleasing approach. Further benefits include an extra wide modern garage at road level, excellent on street parking availability, and a setting that offers a genuine sense of fresh air and space, rarely found with such convenience.

Location

Location & Surroundings: Route to Station: https://maps.app.goo.gl/VUWBHGmwxNh4riDT7 Positioned along the ever popular Hyde Road, this home enjoys a wonderfully elevated setting with far reaching views across Mitchley Wood and Riddlesdown Wood, extending towards the expansive greenery of Riddlesdown Common, owned and carefully maintained by the City of London Corporation. Please visit their website about it, with link on the brochure https://www.cityoflondon.gov.uk/things-to-do/green spaces/the-coulsdon-commons/riddlesdown/visit-riddlesdown The Common offers a rare escape into nature, complete with open grassland, walking trails, a designated car park and picnic areas, and is well known locally for its resident fallow deer, often spotted roaming freely: a magical sight that perfectly captures the rural atmosphere of the area. Access is easy, either via a short drive or on foot through the public footpath at the foot of Copthorne Rise, making countryside walks a spontaneous daily pleasure.
Connectivity: Despite its tranquil setting, the property is exceptionally well connected. Riddlesdown railway station is approximately a 10 minute walk, providing direct services to London Bridge and London Victoria in around 30 minutes with no changes, making this an ideal location for commuters seeking a balance between town and country living.
Schools The area is particularly prized by families for its proximity to highly sought after schools. Atwood Primary School is nearby and well regarded locally, with a positive OFSTED rating reflecting its strong reputation.
Secondary education is equally well served by Riddlesdown Collegiate, known for its academic ethos and community focus, and also holding an OFSTED rating that underlines its standing within the borough. (Applicants are advised to verify catchment areas and the most recent OFSTED reports.)
Amenities For everyday convenience and a vibrant social scene, Purley town centre is walkable within approximately 20 minutes. Here, residents enjoy a wide and varied selection of shops, cafés, restaurants and supermarkets, catering to both daily needs and leisurely weekends. Two minutes' walk away there is a popular restaurant called Vera and a Fish and Chip shop when one is in a hurry and fancies an evening free of cooking.
Lifestyle : This location offers a rare combination: panoramic green views, abundant wildlife, excellent transport links and respected schools, all within easy reach of London. Whether enjoying sunrise walks across the Common, spotting deer at dusk, or dining in Purley before a seamless commute into the city, life on Hyde Road delivers an enviable lifestyle that feels both peaceful and connected. Sanderstead village is nearby with a Waitrose and popular recreation ground (pictured also).









Property Description

Ground Floor

Hall - Bright with real wood flooring and view though to the kitchen and the garden beyond. GCH covered radiator. Light décor and elegant staircase spindles to first floor. Solid wood door leading to front to back reception room.

Kitchen - Modern and sleak and having been enlarged to provide space for table and chairs with carefully chosen features including porcelain tile floor, spot lighting, solid wood internal doors and smart modern double glazed French doors to level patio paved area. A range of built-in kitchen appliances including NEFF oven and gas hob and space for a family size dishwasher

and clothes washing appliances.

Bedroom 4 - Just off the entrance hall with solid wood door, picture window views towards woodland and ample space for double bed and typical bedroom furniture. The bedroom has many alternative uses whether as a work out room, chill out space or even as a home office or as a homework study. Beyond the rear wall is the downstairs cloakroom with plumbing with the potential to connect it into a shower cubicle within this room, subject to the usual consents.

Downstairs WC and Basin - Off the main entrance hall and before the kitchen with wider than average solid wood door and space behind for storage and a deep rectangular room with window and toilet underneath, and basin with wall mounted radiator. Tiled floor.

Reception Rooms - From the entrance hall to the living room area with focal gas fuelled fireplace, surround and mantelpiece with wide angle view towards woodland form left to right. Light floods in from both the south and north throughout the day, the second half of the room is used as the dining area with double glazed French doors opening on to a smart paved patio area for seamless entertaining between the indoor and the outdoor space.
Ample room for sofas, tables and chairs and side tables and display cabinets to name a few. Spot lighting.

First Floor

Bedroom 1 - With wide views of open woodland and presented in soft shades and clean lines with spacious built-in wardrobes and ample space for bedroom furniture or a dresser and bed side tables for instance.

Bedroom 2 - The second double with garden views and ample space for bedroom furniture. With bright décor and coved cornices.

Bedroom 3 - The single bedroom currently being used for storage and with sufficient width for bedroom and a chest of drawers and a wardrobe. Enjoying wooded views to the south. Single panel GCH radiator.

Bathroom - Half tiled with tiled floor and a recessed shower cubicle giving an unusual feeling of space with a full size bath and basin and toiler still leaving generous room in between. Modern and stylish. Heated towel rail. Cabinet.

Exterior

Garden - Accessed via the Kitchen's French doors into a smartly paved patio area with retaining wall to elevated garden. There is convenient side access for moving garden waste to the front of the house for the Council collection. There are plans for the neighbour in Westfield Avenue to install a fence along the rear boundary, those owners having recently moved into the adjoining house and garden. Standpipe and a range of mature border plants, shrubs and trees makes for a scenic and enjoyable space. As the garden is elevated above the house, its north west aspect still gives all day light to the garden.

Garage - A very well presented garage the width of which is unusual with natural light as well as an up and over door. The larger than average space lends itself to keeping garden equipment or tools readily accessible and still leaving enough room to park a family sized car. With power and conveniently level with the road.









Hannah James Estates
19-21 Limpsfield Road, Sanderstead, South Croydon, Surrey, CR2 9LA

t. **020 8657 5599**
e. **sales@hannahjamesestates.com**
w. **www.hannahjamesestates.com**

















Hannah James Estates
19-21 Limpsfield Road, Sanderstead, South Croydon, Surrey, CR2 9LA

t. 020 8657 5599
e. sales@hannahjamesestates.com
w. www.hannahjamesestates.com

















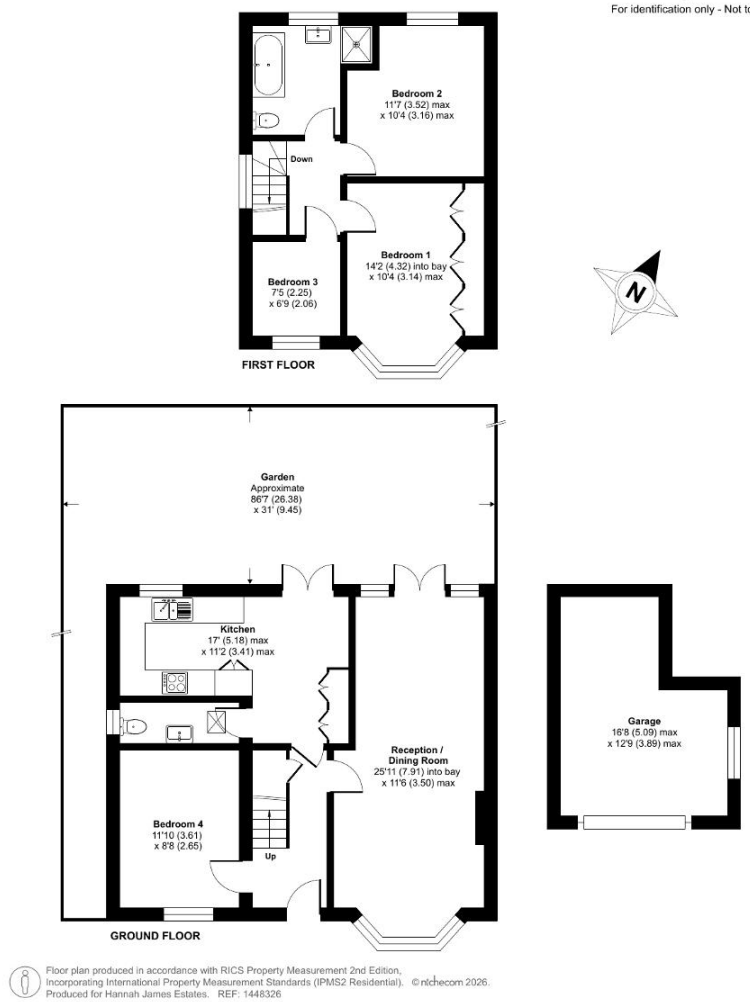
Hannah James Estates
19-21 Limpsfield Road, Sanderstead, South Croydon, Surrey, CR2 9LA

t. 020 8657 5599
e. sales@hannahjamesestates.com
w. www.hannahjamesestates.com

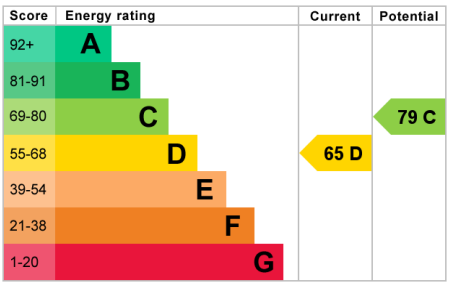
Floorplan(s)

Hyde Road, South Croydon, CR2

Approximate Area = 1106 sq ft / 102.7 sq m
Garage = 176 sq ft / 16.3 sq m
Total = 1282 sq ft / 119 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: 1448326



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.

Hannah James Estates
19-21 Limpsfield Road, Sanderstead, South Croydon, Surrey, CR2 9LA
t. 020 8657 5599
e. sales@hannahjamesestates.com
w. www.hannahjamesestates.com