



133 Purley Downs Road, Sanderstead, Surrey CR2 0RL

Offers In Excess of £800,000

FINE & COUNTRY





## 133 Purley Downs Road

Sanderstead, South Croydon, CR2 0EL

A 4 bedroom, 2 reception room, detached house, representing a rare opportunity to acquire a spacious family home with endless potential in a prime location. With its original features, ample living space, and convenient amenities nearby, this property is a true sanctuary for those seeking a harmonious blend of character and functionality in a tranquil setting. An early viewing is highly recommended to appreciate the full scope of this remarkable residence.

Council Tax band: F

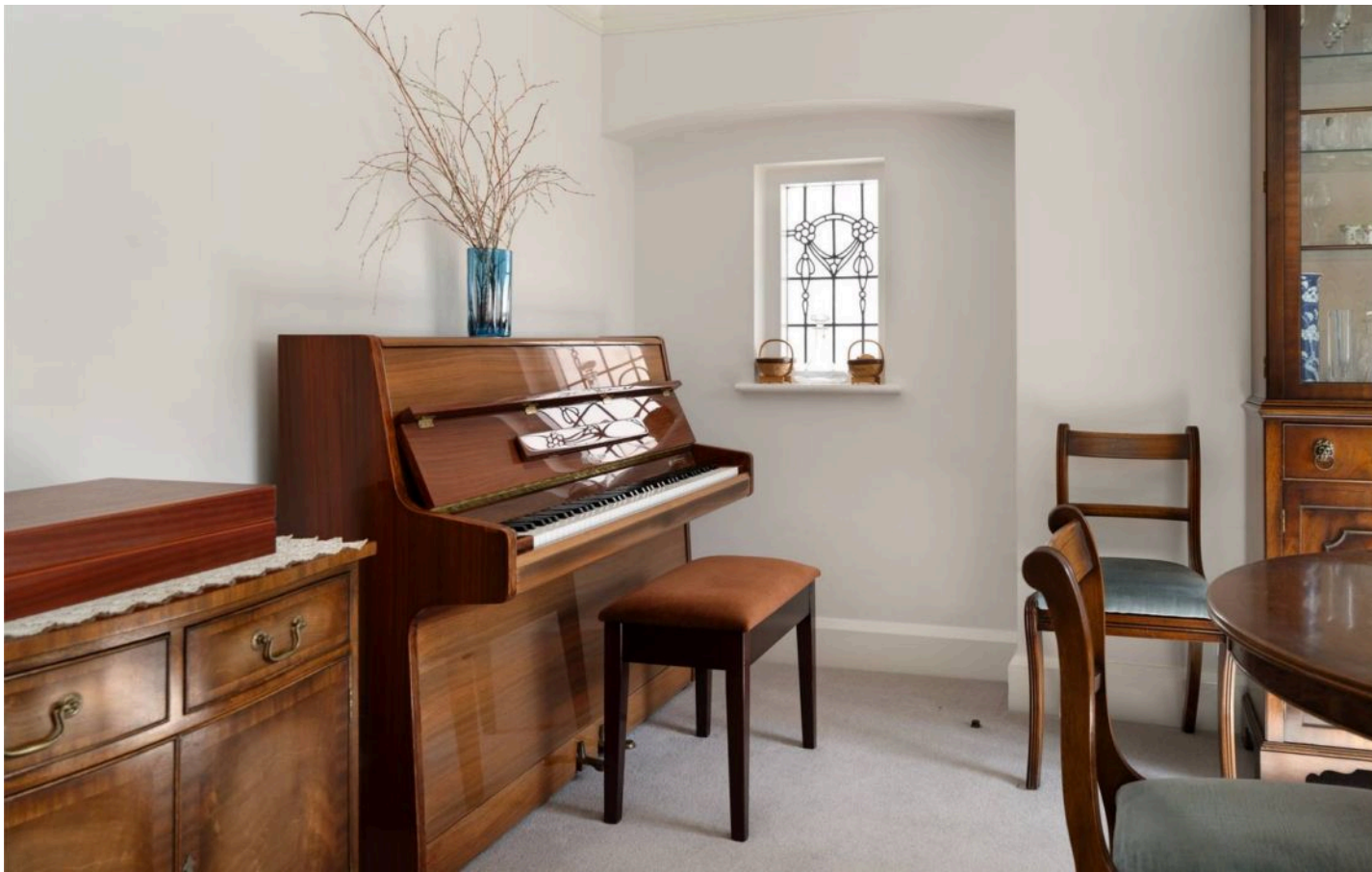
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

- Detached Residence
- Far Reaching Views
- Large Level Garden
- Original Features
- Room for Extension (STPP)
- Walking Distance of Main Line Stations
- Catchment Area to Excellent Schools
- Garage & Off Road Parking





## 133 Purley Downs Road

Sanderstead, South Croydon, CR2 0EL

Introducing this exquisite detached residence, a true gem nestled in the sought-after location of Sanderstead boasting far-reaching views to the rear. This property offers a unique blend of charm, elegance, and potential for the discerning homeowner seeking a spacious and character-filled home, but also allowing for further expansion, subject to the usual planning consents. This flexibility offers endless possibilities for creating the perfect living environment tailored to personal requirements.

Upon arrival, the property immediately captivates with its impressive presence and lovely façade. The pretty front garden offers two off road parking spaces, leading to a detached single garage with workshop behind. Step inside to discover a wealth of original features that have been carefully preserved, including ornate cornices and picture rails, adding character and warmth to the living spaces.



The accommodation comprises generously proportioned rooms that flow effortlessly from one to another. The living room is a welcoming space, ideal for relaxation and entertaining, being double aspect with french doors to the rear garden, while the separate dining room provides the perfect setting for formal gatherings. The kitchen offers ample storage and workspace, with integrated appliances to include double oven, halogen hob, integrated fridge/freezer, dishwasher and washing machine.



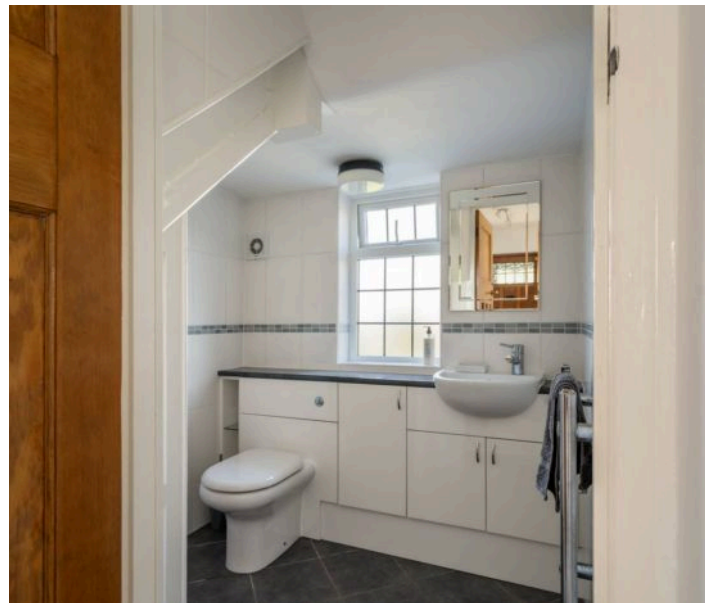


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Situated within walking distance of a choice of two mainline stations, commuting is made convenient for professionals and families alike. In addition, the property falls within the catchment area of excellent schools, ensuring quality education for younger residents. The sleeping quarters consist of well-appointed bedrooms, with the main bedroom having a range of 'Hammonds' wardrobes. There are three further bedrooms, one currently being used as an office. The family bathroom is well fitted with bath, power shower, wc and sink unit.

Externally, the property features a large level garden, with Yorkstone patio and extensive lawns, bordered by raised beds, laurel hedging and fencing throughout, providing a private outdoor haven for recreation and leisure. The property also includes a garage and off-road parking, offering convenience and security for vehicles.

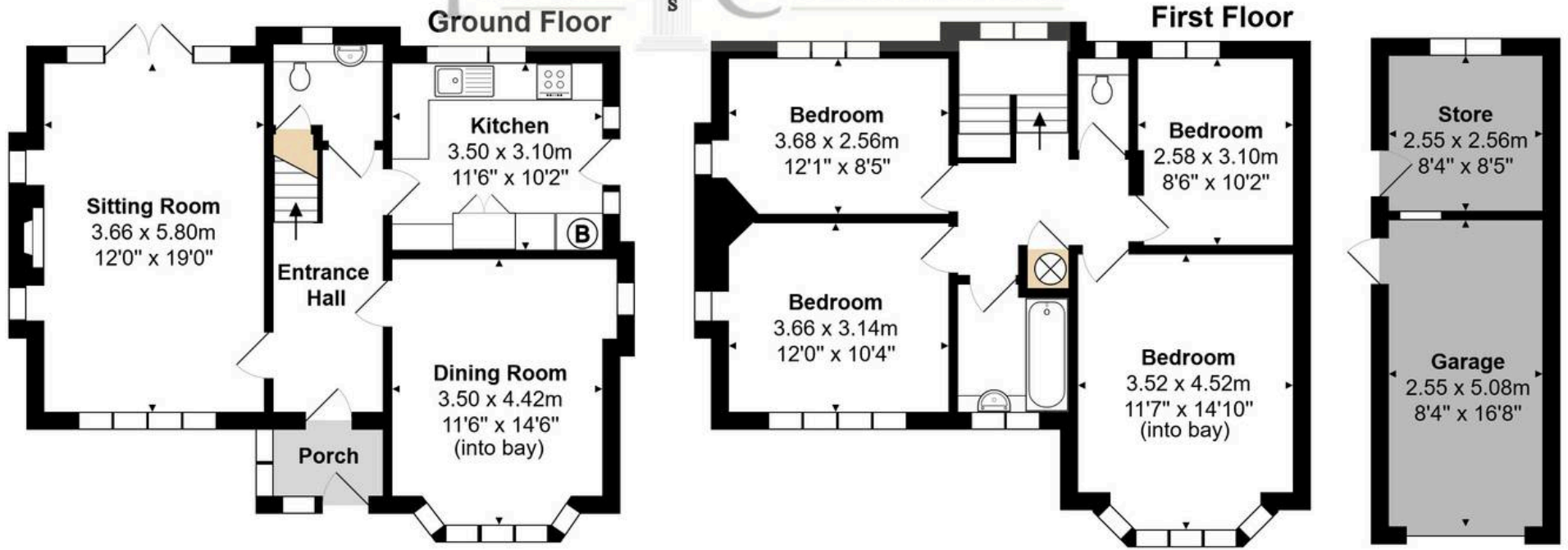


The property is accessible to Sanderstead village shops including Waitrose supermarket. Sanderstead Station and Purley Oaks Station are also within easy reach, all stations providing fast train services to central London (Victoria and London Bridge). A range of excellent schools are within the vicinity to include Attwood and Gresham, Whitgift, Croydon High and Trinity.









**Purley Downs Road, South Croydon**

Total Area: 126.2 sq m ... 1359 sq ft (excluding store, garage)

All measurements are approximate and for display purposes only.





## Fine & Country

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