

Hamptons

INTERNATIONAL



Beech Avenue, South Croydon, CR2

5 🏠 2 🚗 2 📧

£1,550,000

(£1,550,000)

Property details



Key features

- Reception hall
- Music room
- Play room
- Cinema Room
- Study
- Living Room
- Kitchen/breakfast/family room
- Utility/Laundry room
- Downstairs WC
- Principal bedroom with dressing room

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Description

In a popular residential location situated close to highly sought after Purley Downs Golf Course. Finished to a very high standard with complementary colour pallet through-out. In total plot measures approximately 0.24 acres. Beech Avenue is an exceptional five-bedroom detached family home, beautifully presented and finished to an outstanding standard throughout, offering an impressive blend of elegant styling and versatile accommodation. Set back from the road behind a generous driveway providing ample parking for multiple vehicles, this striking home immediately impresses with its open and stylish reception hall. Featuring tall ceilings, refined wall panelling, tiled flooring and a sophisticated palette of blues and soft greys, the tone is set for the quality found throughout. The ground floor offers a superb range of living and entertaining spaces. From the entrance hall, there is a dedicated music room leading through to a family/playroom, alongside a formal living room with feature fireplace. A cinema room with soundproofing and a well-appointed study further enhance the versatility of the accommodation, perfectly suited to modern family life and home working. At the heart of the home is the stunning kitchen/dining room, thoughtfully designed for both everyday living and entertaining. This contemporary space features a central island with luxurious marble worktops, complemented by high-quality fittings and an open, sociable layout that opens onto a private rear garden. A separate utility/laundry room and downstairs WC add further practicality. Upstairs, the principal bedroom suite provides a luxurious retreat, complete with a dressing room and a stylish en-suite shower room. There are four further well-proportioned bedrooms, all served by a beautifully finished four piece-family bathroom with freestanding designer bath. A unique and practical feature is the integrated laundry chute, which feeds directly into the ground floor utility room. Externally, the property continues to impress with a detached double garage, currently configured as a games room with bar and a home gym, offering excellent flexibility depending on lifestyle requirements. Outside Set back from the road, the property is approached via a sweeping tarmac driveway with attractive brick edging, providing ample parking and leading to an integral single garage, currently utilised as the home's plant room and mechanical hub. In addition, there is a detached double garage which has been stylishly converted, offering a superb games room/den with bar on the ground floor, and a home gym on the upper level. To the rear, the property enjoys a private and enclosed, low-maintenance garden, perfectly designed for both entertaining and family living. A generous patio laid with Indian sandstone incorporates a sunken hot tub, complemented by a level lawn and mature hedging to the boundaries, creating a secluded and inviting outdoor space. Situation Situated in a highly sought-after and well-connected location, the property is ideally positioned for a wide selection of reputable schools, excellent transport links into London, and convenient access to the M25. The area is particularly well served by highly regarded schools, including Ridgeway Primary School & Nursery, Riddlesdown Collegiate, Cumnor House, St David's, and Whitgift. For leisure and outdoor pursuits, residents can enjoy the open green spaces of Purley Oaks and Croham Hurst Woods, Riddlesdown Common, as well as Purley Downs Golf Club, all within easy reach. The surrounding countryside of Surrey and Kent is approximately a 15-minute drive away, offering further opportunities for outdoor recreation. Local amenities are close by, with a range of shops in both Sanderstead and Purley, including larger supermarkets such as Waitrose and Tesco. For commuters, Sanderstead Station is approximately 0.4 miles away, with Purley Oaks Station around 0.7 miles away, both providing direct services into central London. The M25 and M23 are also accessible within approximately 15 minutes by car, offering straightforward routes to Gatwick Airport and the wider motorway network. Property Ref Number: HAM-64616 Additional Information Tenure: Freehold Services: Main gas, electricity, drainage and water. Local Authority: Croydon Council Band-H



























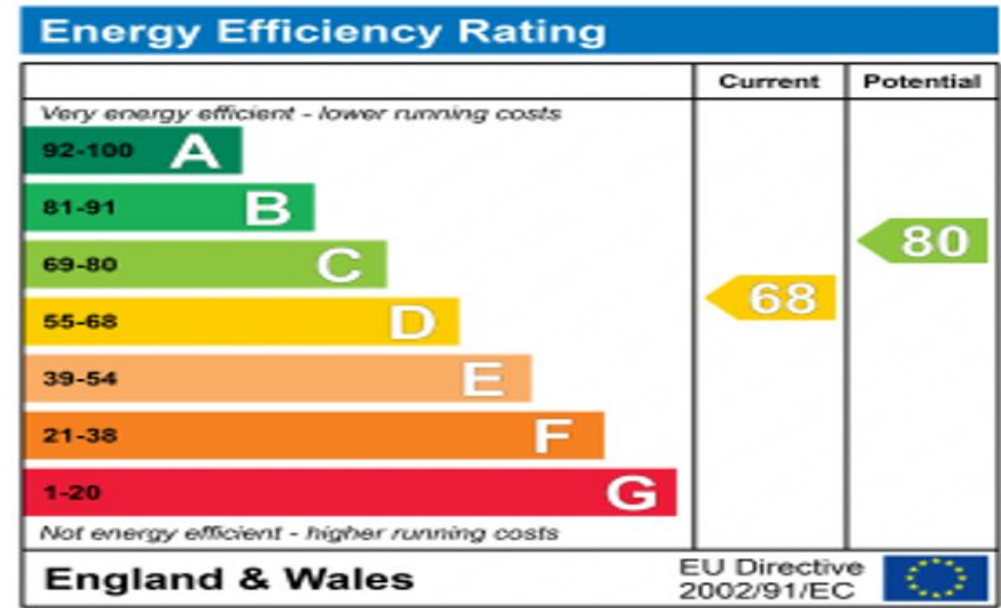












Location



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