



2 Coldharbour Lane, Purley, Surrey, CR8 2JH

**Pollard Machin**  
estate agents since 1885

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Offers in excess of £1,100,000

Pollard Machin are delighted to present a spacious and attractive 6 bedroom detached family home boasting 3458sqft internally and a sizable 120ft garden situated on a quiet road moments from Purley's town center. EPC rating E. Council Tax Band G.

Purley mainline train station is also a short distance away and offers excellent links to central London (Victoria and London Bridge both around 25 minutes' travel time), the Thameslink Route provides access to Farringdon and City, bus services also operate in the area to Wallington, Croydon and the surrounding areas.

Purley town Centre offers a wealth of shops, restaurants, pubs and local health and leisure clubs. Open green space close by includes Riddlesdown Common, Farthing Downs, Kenley Common and Kenley Airfield.

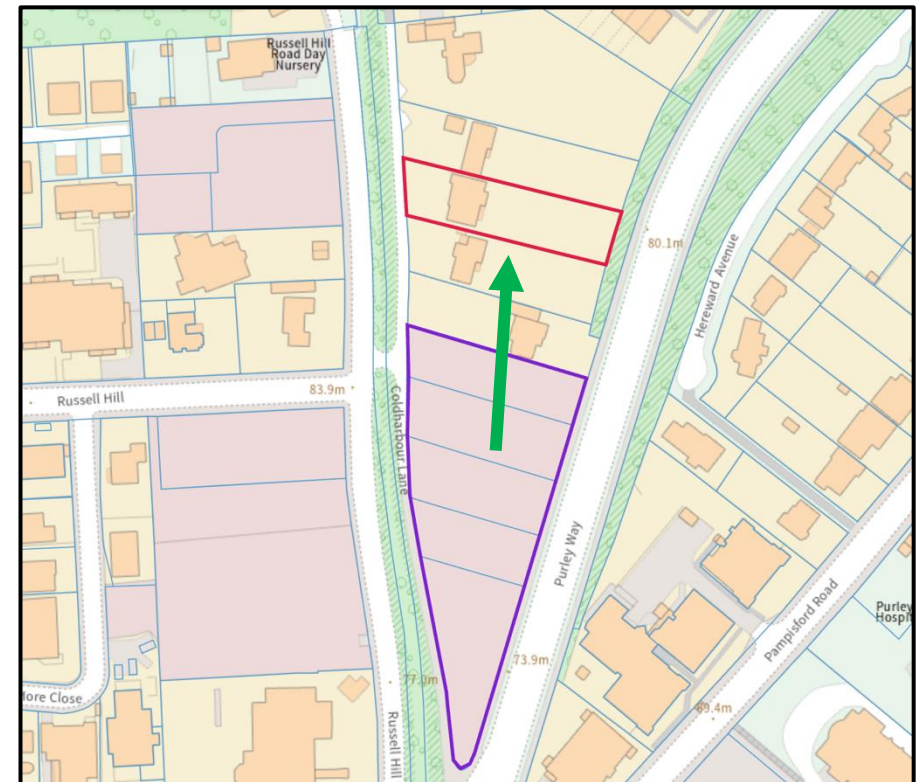
Purley and its surrounding area is known for its excellent state and private schools, including John Fisher School, Laleham Lea Primary School, Oakwood School and Riddlesdown Collegiate.

#### Future Development Opportunity

Importantly, No.2 Coldharbour Lane presents a unique strategic location within an area identified by Croydon Council for future development, subject to planning permission.

The large parcel of land highlighted within the purple line in the map adjacent was granted permission for 141 new homes in 2022 under application: 20/06224/FUL. This development provides a precedent for continued development to the north, including No.2 Coldharbour Lane.

More information on the development prospect is available on request.





**Coldharbour Lane, Purley, CR8**  
**Approx. Gross Internal Area 3458 sq. ft / 321.28 sq. meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-[www.arnetmedia.uk](http://www.arnetmedia.uk)



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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