

An aerial photograph of a modern, two-story house with a flat roof and large glass windows, illuminated from within. The house is surrounded by a lush green lawn and dense trees. In the background, other houses are visible through the foliage. The sky is a vibrant mix of orange, pink, and purple, indicating a sunset or sunrise. The overall scene is peaceful and scenic.

Pear Tree House, Hartley Hill, Purley, Surrey, CR8 4EL

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Pear Tree House
Hartley Hill
Purley
Surrey CR8 4EL

£1,395,000

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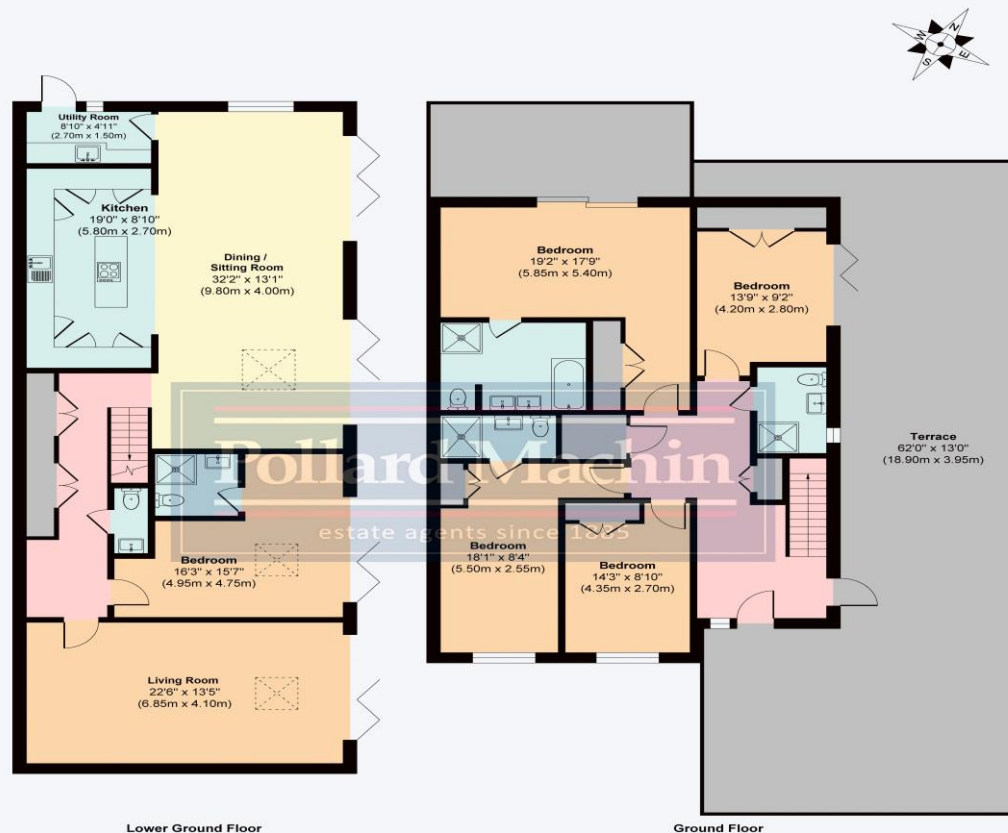
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A spectacular five bedroom detached individual new build family home boasting 2793 square feet of flexible accommodation. Nestled on serene hillside to enjoy fantastic views over the valley and conveniently situated within a short walk of Reedham station and catchment of the "Outstanding" Beaumont Primary School. EPC Rating TBC. Council Tax Band TBC.

The property is accessed via the first floor with access to all bedrooms (all with fitted wardrobes) to include; master bedroom with private balcony and en suite four piece bathroom, second bedroom with en suite shower room, two further double bedrooms and family bathroom. Downstairs features a spacious open plan living area with bifold doors and roof lantern opening to a high spec fully integrated kitchen with centre island and separate utility room. There is also a good size living room with bifold doors and roof lantern and further bedroom/study with en suite shower room, bifold doors and roof lantern. The new build is eco friendly with solar panels, heat pumps and features underfloor heating throughout. The garden lawn surrounds the home and there is a large raised terrace perfect for entertaining with beautiful views. There is ample parking for several vehicles on the block paved driveway with private security gates.

Hartley Hill is within touching distance of Reedham & Coulsdon Stations - London Zone 6, offering fantastic connections to Central London and taking approximately 30 mins into London Bridge. Bus Services are also close at hand connecting to Croydon, Purley and more. The area offers several health and leisure clubs, golf courses, recreations grounds and is in easy reach of the countryside with Riddlesdown Common, Farthing Downs and Dollypers Hill Nature Reserve right on your doorstep. There are excellent schooling options being located within the catchment of the outstanding state schools Beaumont Primary and Riddlesdown Collegiate (Secondary) as well as easy access to Whitgift, Woldingham and Caterham private schools.





Hartley Hill, Purley, CR8
Approx. Gross Internal Area 2793 sq ft / 259.5 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

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.

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