



9 Coombe Wood Hill, Purley, Surrey, CR8 1JP

**Pollard Machin**

estate agents since 1885



9

Coombe Wood Hill

Purley

Surrey CR8 1JP

Guide Price £500,000

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A fantastic opportunity to acquire this two-bedroom detached bungalow, set on an elevated and generous plot in a highly sought-after Riddlesdown location. Offered to the market with no onward chain, the property is ideal for buyers looking to modernise and create a home tailored to their own style. EPC Rating C. Council Tax Band E.

Occupying a wide plot, the bungalow benefits from two separate driveways, a detached garage and an additional carport, providing excellent parking and storage options. Inside, the accommodation includes a spacious reception room, bright dining room, well-proportioned kitchen, two double bedrooms, a bathroom, and a useful conservatory overlooking the garden.

This property offers significant potential to extend or reconfigure (STPP), making it an exciting prospect for those wishing to expand the living space or redesign the layout. The generous grounds and plot width give ample scope for future development.

Situated on Coombe Wood Hill, you are well placed for Purley's transport links, local amenities, reputable schools, and picturesque green spaces.

A rare chance to secure a detached bungalow with superb potential in a premium residential road — perfect for renovators, downsizers or investors. Offered with no onward chain for a smooth purchase.





Ground Floor

**Coombe Wood Hill, Purley, CR8**  
**Approx. Gross Internal Area 839.6sq ft / 78sq meters**

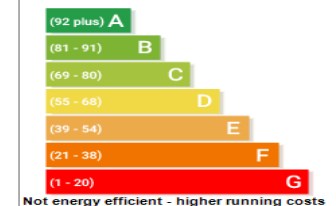
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement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

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

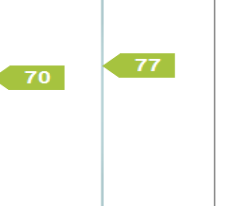
**Address: 9 Coombe Wood Hill, PURLEY, CR8 1JP**  
**RRN: 7635-9322-7509-0781-7206**

#### Energy Rating

Most energy efficient - lower running costs



CURRENT POTENTIAL



England & Wales

EU Directive  
2002/91/EC



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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**Viewings Strictly by Appointment Only**

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