



43 Higher Drive, Purley

Offers In Excess of £600,000 Freehold

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PROPERTY AGENTS

43 Higher Drive

Purley

A character, four bedroom, two bath/shower room, two reception room, semi detached family residence, offering extension potential to both rear and loft stpp, with double garage at road level, situated on a slightly elevated plot, within 10 minutes walk of Purley Town Centre and railway station.

Entrance hall, ground floor shower room, living room with bay window and fireplace, dining room with fireplace and French doors to rear patio, spacious kitchen/breakfast room, lean to/utility area with doors to both front and rear gardens. Stairs to first floor landing, four bedrooms, family bathroom, separate WC.

Front garden mainly laid to lawn with garage at road level. Large secluded rear garden.

- FOUR BEDROOMS
- TWO BATH/SHOWER ROOMS
- TWO RECEPTION ROOMS
- 10 MINUTES WALK TO PURLEY TOWN CENTRE & RAILWAY STATION
- A SHORT WALK TO FOXLEY WOOD NATURE RESERVE & HIGHER DRIVE RECREATION GROUND
- EXTENSION POTENTIAL TO REAR & LOFT STPP
- COUNCIL TAX - F EPC - D





Approximate Gross Internal Area 1834 sq ft - 171 sq m

Ground Floor Area 848 sq ft – 79 sq m

First Floor Area 689 sq ft – 64 sq m

Garage Area 297 sq ft – 28 sq m



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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.