



Highfield Road, Purley, CR8

Guide Price £800,000





Spacious 4-bed 1930s detached family home in Purley, just 0.6 miles from Purley Station. Large south-facing garden, garage, and driveway. Potential to update/extend (STPP). Close to parks, outstanding schools, and local amenities.



Key Features

- Large Family Detached Home
- Four Double Bedrooms
- Two Sitting Rooms
- Dining Room/Conservatory
- Driveway
- Garage
- Potential To Extend (STPP)
- EPC Rating: D
- Downstairs W.C.
- Large Rear South-Facing Garden









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Nestled on Highfield Road in the sought-after area of Purley, this charming 1930s detached family home offers an incredible opportunity for those looking to put down roots in a tranquil yet well-connected location. Having been cherished by the current owners since 1998, this four-bedroom property boasts a warm, welcoming atmosphere and is perfect for a growing family. Now looking to relocate to Scotland, the owners have lovingly maintained the property over the years. While it is well-kept, certain areas would benefit from modernisation, offering any new buyer the chance to add their personal touch.

Upon arrival, you are greeted by a spacious driveway in front of the integrated single garage, providing ample parking. The front garden has been left in its natural state, showcasing an abundance of greenery and plant life, although there is potential to expand the driveway if desired, as other homes along the road have done.



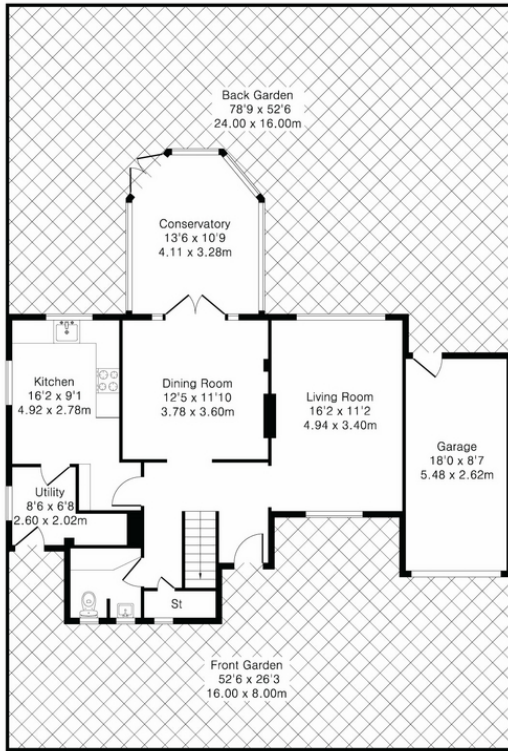
Step inside and you are welcomed into a large, bright, and airy entrance hall. To the right is the first living room, an expansive space that runs the full length of the house. With its dual-aspect windows, this room enjoys views to both the front and rear gardens. The centrepiece of this room is the stunning Victorian fireplace, which adds a touch of timeless character. This is an ideal spot to relax as a family or entertain guests, with plenty of space to accommodate a variety of furniture arrangements.

On the left of the hallway is the second reception room, another







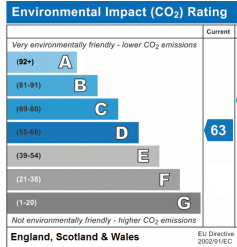
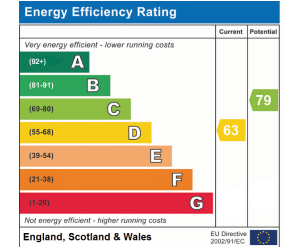


Ground Floor

Approximate Gross Internal Area 1884 sq ft – 175 sq m
 Ground Floor Area 980 sq ft – 91 sq m
 First Floor Area 904 sq ft – 84 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Tenure Type: Freehold
Council Tax Band: G
Council Authority: Croydon

