



# Smitham Downs Road, West Purley

£825,000







This four bedroom detached home is perfect for the morning commute and great schooling - it really should be on the shortlist for all buyers looking in the area.







Situated on a substantial plot on the desirable Smitham Downs Road in Purley, this charming four-bedroom detached house presents an excellent opportunity for a family to grow with lots of potential for extension (STPP) seeking a welcoming home in a sought-after area.

The property is close to Woodcote Primary and Secondary schools with a further choice of nearby grammar schools. Both Coulsdon South and Coulsdon Town Station are within walking distance making it easy for the commute to London or out towards Gatwick and Brighton.

Other than location the standout feature of this lovely home is the beautiful, mature garden - it offers lots of privacy allowing you to enjoy the patio and seating areas. The garden has an outbuilding that has been used in the past for an outdoor entertaining area but could easily be used as a play space, a self contained home office or simply for storage.

In summary, this four-bedroom detached property on Smitham Downs Road is a wonderful family home in a fantastic location. With its proximity to excellent schools and the enchanting garden, it is a rare find that should appeal to today's buyer.





## Need to know

- Four bedroom detached home
- Driveway suitable for multiple cars
- Close to the well regarded Woodcote Primary and Secondary Schools aswell as nearby Grammar school options
- Beautiful, mature rear garden offering complete privacy
- Scope to extend, subject to the usual permissions
- Walking distance to both Coulsdon South and Coulsdon Town stations
- A stones throw from all the local amenities of Coulsdon and Purley High Streets
- Substantial plot



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Total Area: 141.5 m<sup>2</sup> ... 1523 ft<sup>2</sup> (excluding bar / store)

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## Interested?

banstead@ralphjames.co.uk

01737 371 700

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ralphjames.co.uk