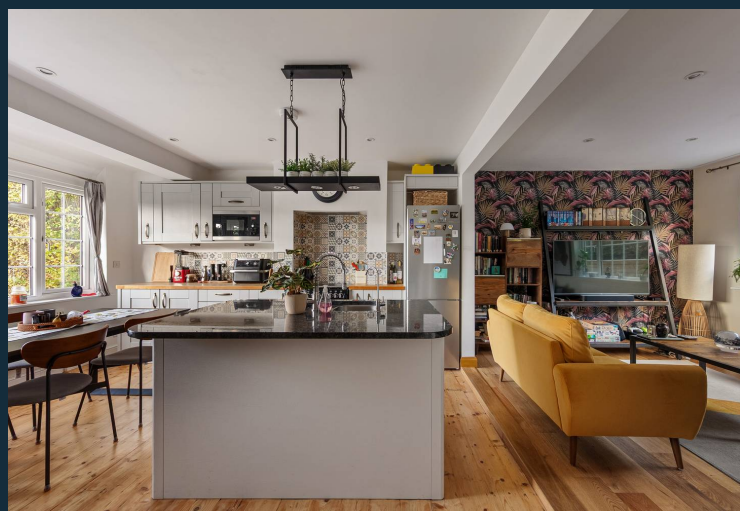




23 Cliff End, Purley  
£650,000 Freehold



habboodle

Located in a tranquil and sought-after area of Purley, this charming four-bedroom semi-detached family home has recently undergone a complete refurbishment. Its beautiful landscaped setting and stylish modern interior create a wonderful family home, within walking distance from Purley town centre.

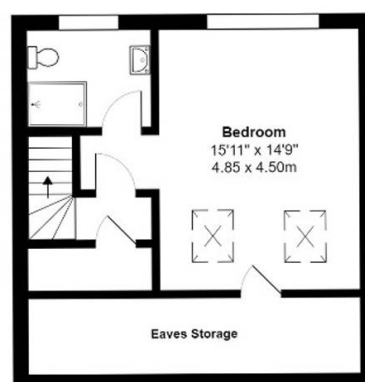
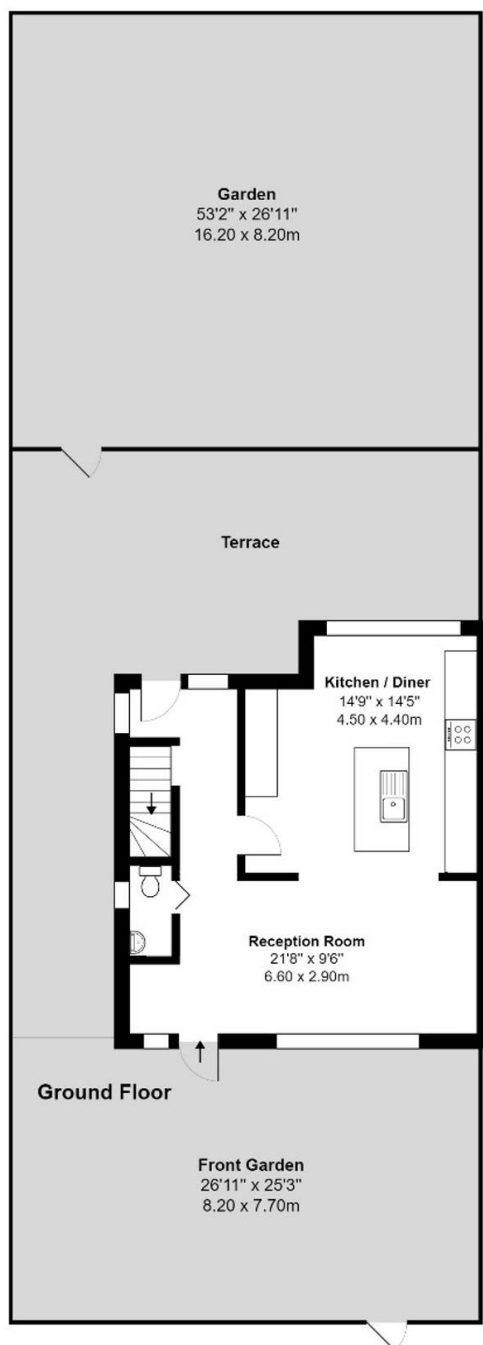
In a mature wooded setting, the property is situated 7 minutes walking distance from Purley train station with fast rail services to London Victoria (25 minutes) and London Bridge (26 minutes). Purley town centre offers an excellent range of shops, restaurants and cafes, with good schools in the immediate vicinity including Woodcote Primary School, Harris Primary Academy Kenley and Riddlesdown Secondary.

Winding steps through an attractively landscaped front garden lead to the front entrance, and into a large family reception room with built-in storage and guests WC just off. The reception opens directly onto a spacious open-plan kitchen with picturesque views over the rear garden

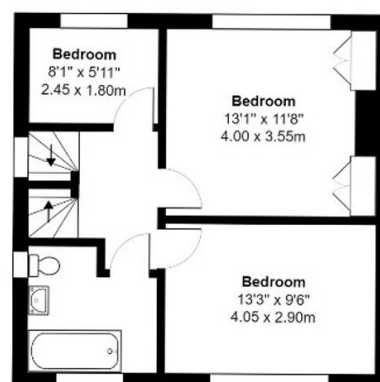


- › Stunning Four Bedroom Semi Detached Family Home
- › Double Glazed Throughout
- › Picturesque Views
- › Short Walk To Purley Station & Amenities
- › In Catchment Area For Several Outstanding Schools
- › Guest W.C.





Second Floor



First Floor

**Cliff End, Purley, CR8**  
**Gross Internal Area 1453sq ft / 135sq 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 shown.  
Plan produced by AR Net Media - [www.arnetmedia.uk](http://www.arnetmedia.uk)



**haboodle**