

M | V

MARRIOTT VERNON
ESTATE AGENTS



24 Highfield Road, Purley, CR8 2JG

Asking price £775,000



5



1



2



E

M | V
MARRIOTT VERNON



M | V
MARRIOTT VERNON

Asking price £775,000

24 Highfield Road

Purley, CR8 2JG

Marriott Vernon proudly present this substantial five bedroom semi detached family residence on a highly sought after tree lined residential road in Purley.

The generous accommodation comprises entrance hall with WC, 12'10x17'9 dining room with bay window, living room overlooking the rear garden and a sizeable 11'2x20' kitchen/breakfast room with garden access. To the first floor are four bedrooms all with storage and a family bathroom with separate WC, whilst the fifth bedroom and separate office/study area are found on the second floor.

The property does retain some character features including cornicing whilst being partly double glazed and benefitting from gas central heating with Worcester boiler. Further benefits include off street parking for several cars, 30' long garage, c. 100' rear garden and no onward chain.

Highfield Road is a sought after residential road, situated under a mile from Purley mainline station and within proximity of several popular schools including John Fisher School, Cumnor House School For Girls, Thomas More Catholic School, St Davids Preparatory School and Riddlesdown Collegiate. The open spaces of Purley Playing Fields and John Fisher Playing Fields are in the local vicinity along with number of sports and leisure facilities including Purley Downs , Croham Hurst and Woodcote Golf Clubs as well as Russell Hill Badminton Club Croydon. Purley Town Centre offers a selection of shops and restaurants including a Tesco Superstore and Sainsburys as well as Purley War Memorial Hospital.





M|V
MARRIOTT VERNON



M|V
MARRIOTT VERNON



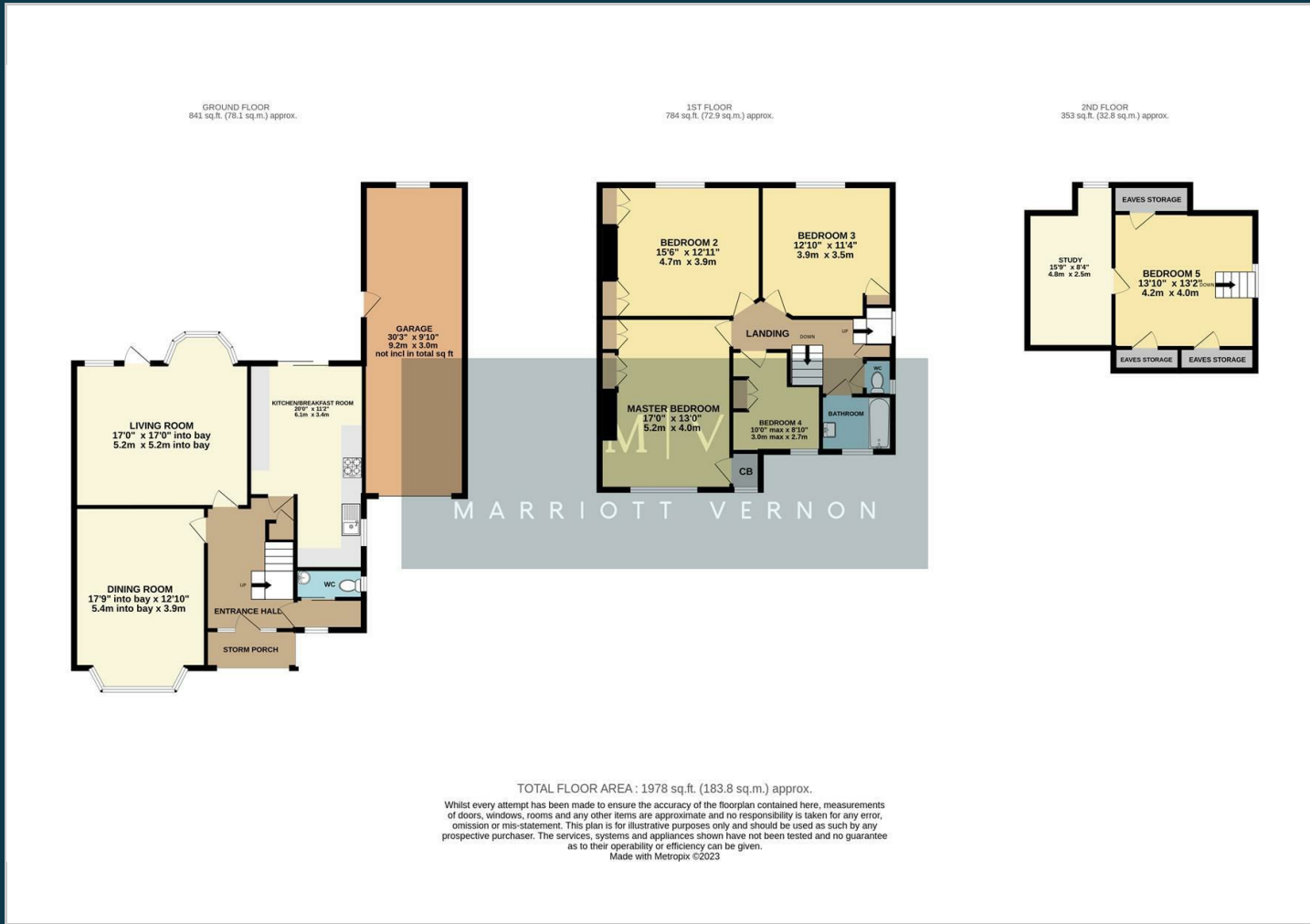
M|V
MARRIOTT VERNON



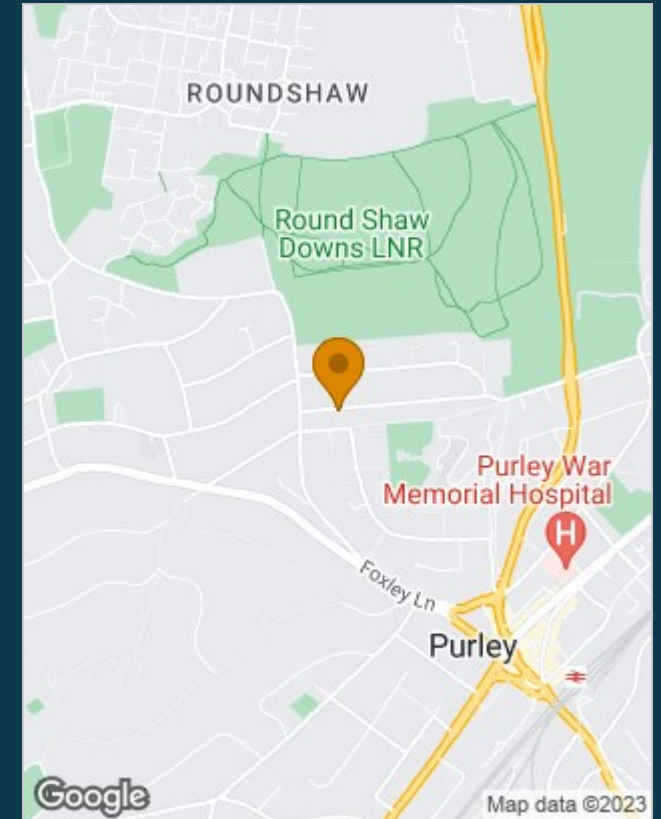
M|V
MARRIOTT VERNON



Floor Plans



Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.