



PORTFOLIO
from

 **barnard marcus**

Smitham Bottom Lane, Purley

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A truly impressive house with swimming pool, hot tub to the rear and private driveway with parking for multiple cars at the front.



Welcome to this stunning four bedroom detached family home boasting 1526 square foot. Step into the spacious through lounge reception room with feature fireplace, bay fronted window and patio door leading out onto a private terrace. The This impressive, detached house offers approximately 3,000 square feet of well-appointed living space, perfectly suited to modern family life. The property features five spacious bedrooms, including two with en-suite bathrooms, as well as a third family bathroom. On the ground floor, there are three elegant reception rooms providing versatile space for entertaining, relaxing, or working from home. A large eat-in kitchen serves as the heart of the home, complemented by a separate utility room and a convenient downstairs W/C. The generous rear garden is a true highlight, boasting a swimming pool, hot tub, and ample space for outdoor dining and leisure. Two outbuildings offer further flexibility for storage or potential use as a home office or gym. To the front, a private driveway provides off-street parking for multiple vehicles





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Smitham Bottom Lane is conveniently located close to a number of schools and surrounded by outdoor spaces including Oaks Park. A short distance to both Coulsdon and Purley for a number of amenities



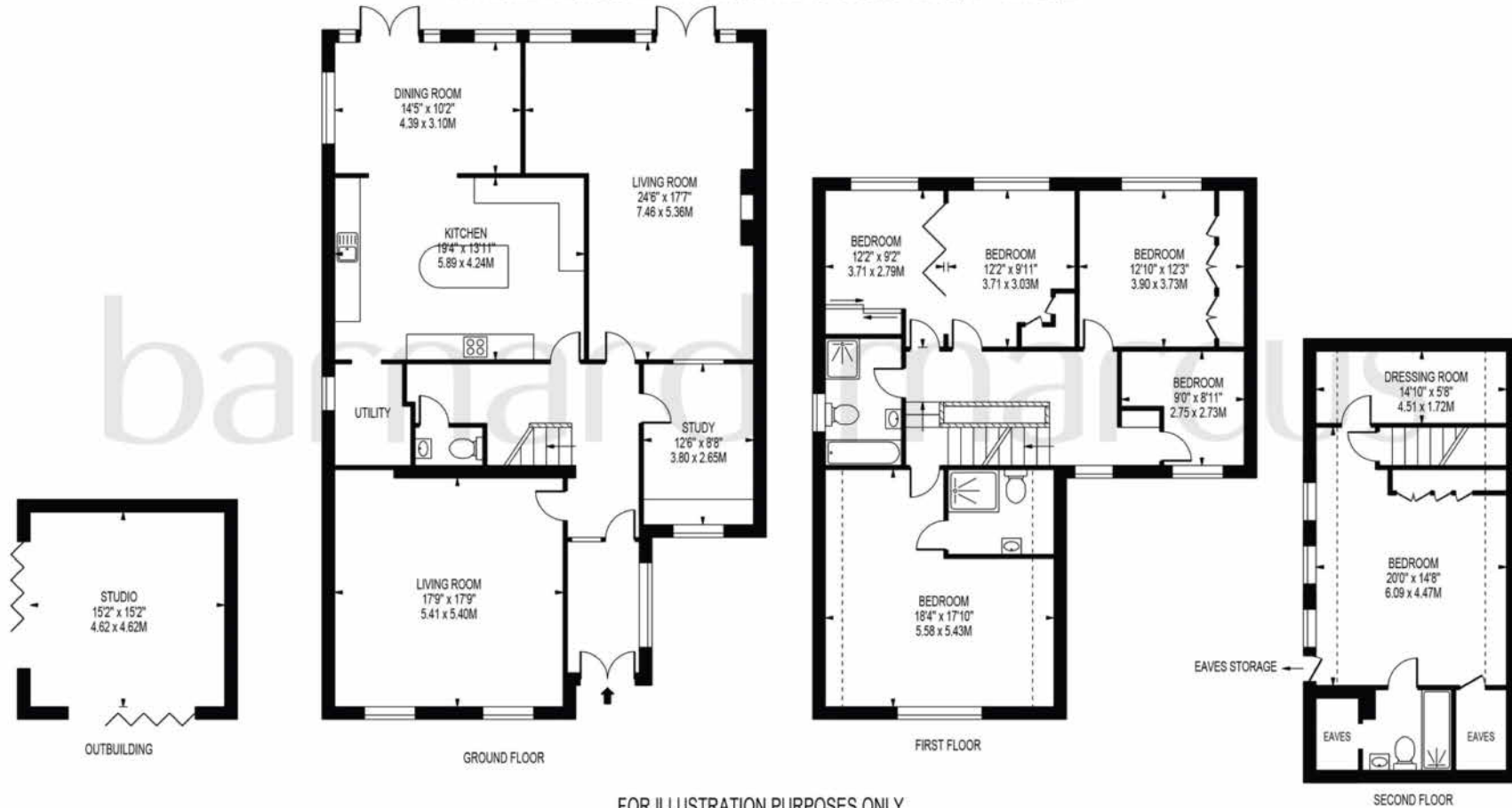
SMITHAM BOTTOM LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3036 SQ FT - 282.06 SQ M

(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING STUDIO)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE, RESTRICTED HEIGHT: 185 SQ FT - 17.19 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STUDIO: 230 SQ FT - 21.34 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to Smitham Bottom Lane, Purley

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Offers Over

£1,115,000

- Five/Six Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Swimming Pool & Hot Tub

EPC Rating: B

Council Tax Band: G

Tenure: Freehold



To find out more information or to arrange a viewing call

020 8651 6363

or email Sanderstead@barnardmarcus.co.uk

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barnardmarcus.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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