



Brancaster Lane, Purley CR8 1HL

welcome to
Brancaster Lane, Purley

Charming house with potential to improve.

This spacious four-bedroom semi-detached home offers an ideal setting for families seeking comfort, space, and convenience. The property enjoys a peaceful yet well-connected location, with easy access to local amenities, reputable schools, and excellent transport links including nearby Purley and Riddlesdown stations, providing direct routes into central London.

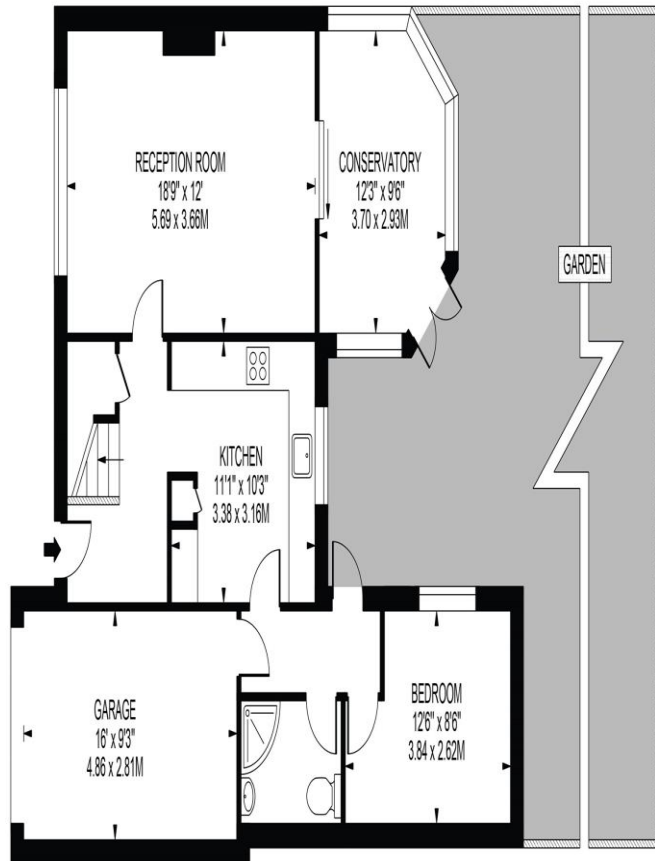
The home is thoughtfully arranged over two floors and offers a flexible layout to suit modern living. On the ground floor, there is a generously sized reception room filled with natural light, a separate well-appointed kitchen, and a bright conservatory that opens out to the rear garden. A convenient ground-floor bedroom and bathroom offer versatile options for guest accommodation or multigenerational living.



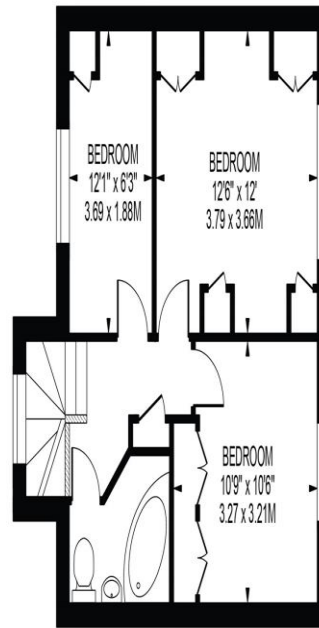
BRANCASTER LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1166 SQ FT - 108.28 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 147 SQ FT - 13.66 SQ M



GROUND FLOOR



FIRST FLOOR

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.



Upstairs, you'll find three further well-proportioned bedrooms along with a family bathroom. The property benefits from a tiered rear garden, offering multiple levels of usable outdoor space perfect for relaxing, entertaining, or gardening.

Additional features include a private driveway and garage, providing ample off-street parking and storage options. With its spacious interior, practical layout, and prime location on a desirable residential street, this property presents an excellent opportunity for those looking to settle in a well-connected yet tranquil area.

welcome to

Brancaster Lane, Purley

- Four Bedrooms
- Two Bathrooms
- Generous Reception
- Separate Kitchen
- Conservatory

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107830



Property Ref:
SAN107830 - 0002

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barnard marcus



020 8651 6363



sanderstead@barnardmarcus.co.uk



Station Approach, Sanderstead, SOUTH
CROYDON, Surrey, CR2 0PL



barnardmarcus.co.uk