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Smitham Bottom Lane, Purley

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Spacious family home built in 2015 with ample off-street parking.



This impressive, detached family home, built in 2015, is arranged over three thoughtfully designed floors and offers generous, versatile living space ideally suited to modern family life. The property has been carefully planned to balance open-plan living with well-defined private areas, creating a practical yet stylish home.

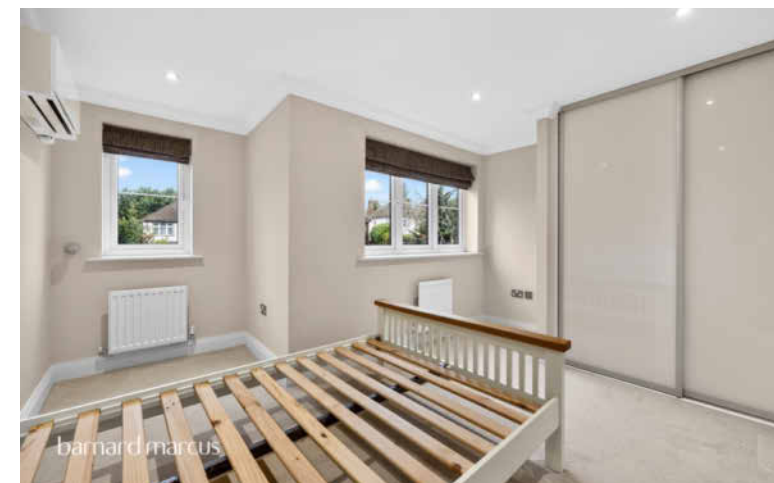
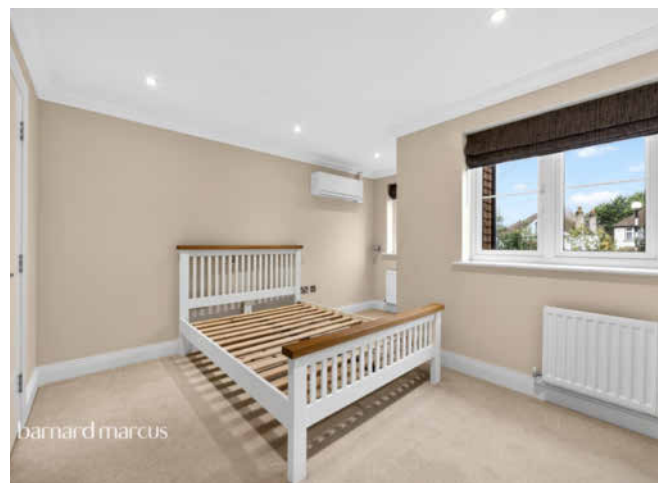
The ground floor provides a welcoming sense of space, centred around an open-plan kitchen and dining area that flows seamlessly onto a private rear garden, making it ideal for everyday living and entertaining alike. A separate lounge offers a comfortable retreat, while a dedicated study provides an excellent work-from-home space. A downstairs W/C adds convenience, and the integral garage offers secure storage and direct access into the house. To the front, a private driveway provides parking for multiple vehicles.

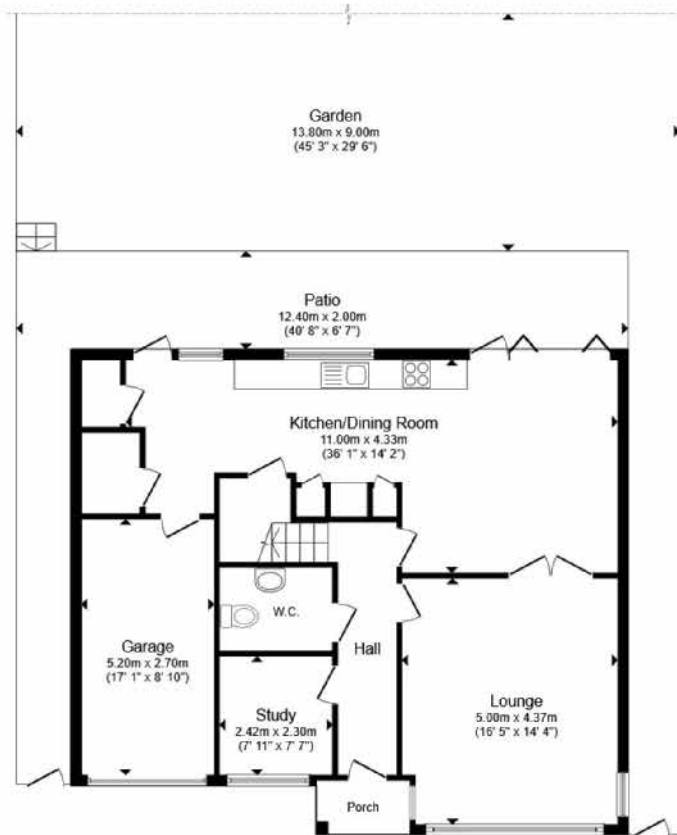




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Situated on Smitham Bottom Lane, the property enjoys a desirable setting within a well-regarded residential area of Purley. The location is particularly popular with families due to its proximity to highly rated schools, both state and independent. Excellent transport links are close at hand, with Purley and Coulsdon South stations providing direct services into London, making it ideal for commuters. The area also benefits from easy access to local shops, cafés, and amenities, while nearby green spaces and countryside walks offer a semi-rural feel. Major road links, including the M25 and A23, are easily accessible, ensuring convenient travel across Surrey, London, and the South East.

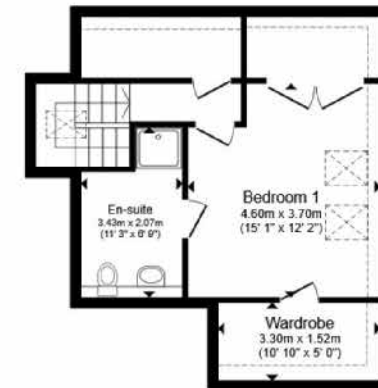




Ground Floor



First Floor



Second Floor



Total floor area 222.4 m² (2,393 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to Smitham Bottom Lane, Purley

Spacious family home built in 2015 with ample off-street parking.

ASKING PRICE

£1,000,000

- Detached House - Built in 2015
- Five Bedrooms/Three Bathrooms
- Study
- Open Plan Kitchen/Diner

EPC Rating: C

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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