



**Guide Price**  
**£1,225,000**

**Freehold**

5x  4x  2x 

**Box Ridge Avenue,  
Purley, Surrey, CR8**

**OVER 60?**

Secure this property  
for up to **59% less!**

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## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Dining/Family Room: 34'4 x 15'6  
(10.47m x 4.73m)

Utility Room

Study: 9'2 x 9'1 (2.80m x 2.77m)

Lounge: 22'9 x 20'6 (6.94m x 6.25m)

### FIRST FLOOR

Landing

Bedroom 1: 16'2 x 15'1 (4.93m x 4.60m)

Walk in Wardrobe

En-Suite Shower Room

Bedroom 2: 11'7 x 11'2 (3.53m x 3.41m)

En-Suite Shower Room

Bedroom 3: 13'7 x 9'2 (4.14m x 2.80m)

Bedroom 4: 15'11 x 9'2 (4.85m x 2.80m)

Bathroom: 10'8 x 7'4 (3.25m x 2.24m)

### SECOND FLOOR

Landing

Bedroom 5: 22'6 x 12'9 (6.86m x 3.89m)

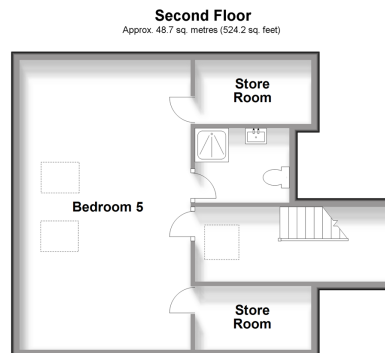
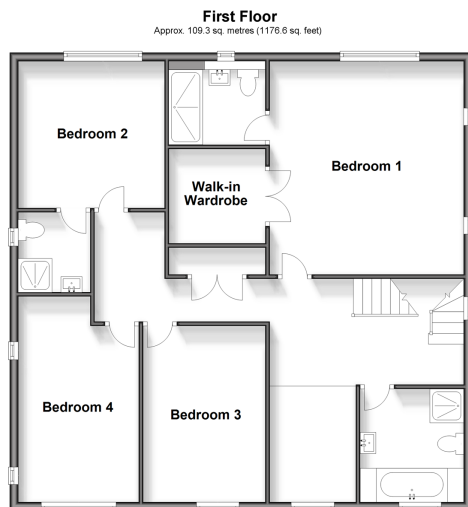
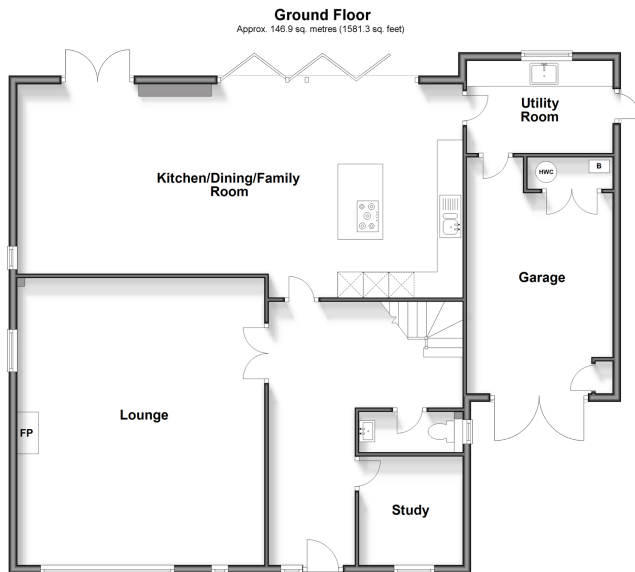
En-Suite Shower Room

### OUTSIDE

Garage & Driveway

Rear Garden

Front Garden







## Main features

- Stunning modern Chain Free detached family home with 3 en-suites, utility room and study
- Garage & parking included
- Walking distance to Purley town centre, train station, shops, cafes, bars & restaurants
- Quiet residential area, situated at the end of a cul-de-sac
- Ready to move into, no work needed
- Located in the desirable West Purley area



### Nearest Schools

Primary Schools: Margaret Roper Catholic Primary 0.6 miles, Beaumont Primary 0.6 miles, Woodcote Primary 0.7 miles  
Secondary Schools: Tudor Lodge School 0.6 miles, Thomas More Catholic School 0.6 miles, Lodge School 0.7 miles



### Transport Information

Train Stations: Purley 0.4 miles, Reedham 0.4 miles, Riddlesdown 1.0 miles, Coulsdon 1.0 miles



### Address

Box Ridge Avenue, Purley, Surrey, CR8



### Directions

For directions to this property please contact us.





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Call Purley Branch 020 8660 8882 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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