



Guide Price

£895,000

Freehold

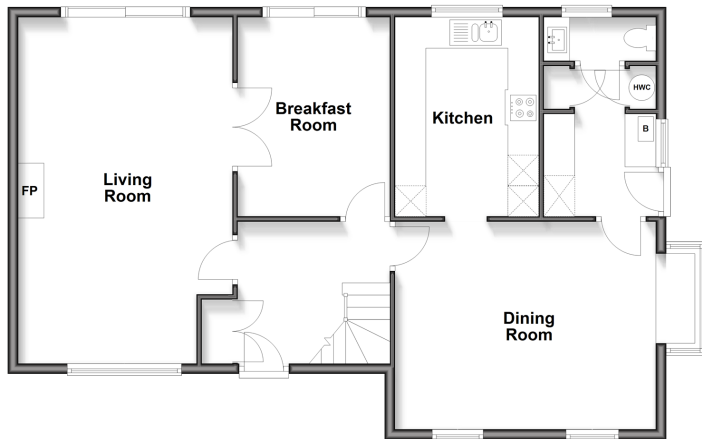
5x  3x  3x 

**Reedham Drive, Purley,
Surrey, CR8**

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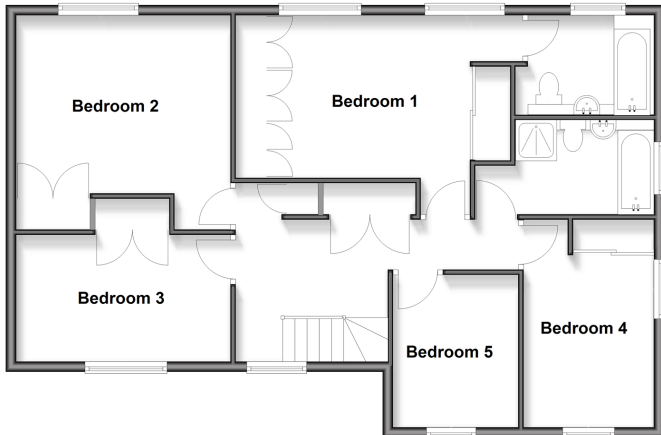
Ground Floor

Approx. 90.1 sq. metres (970.2 sq. feet)



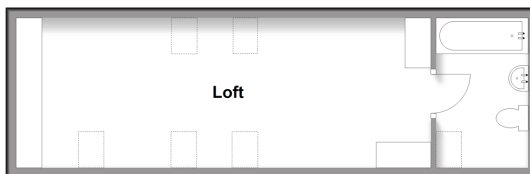
First Floor

Approx. 89.8 sq. metres (967.1 sq. feet)



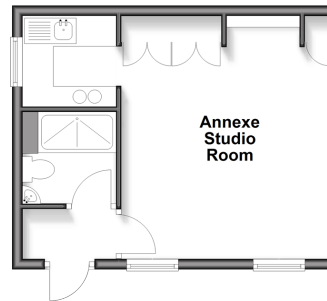
Second Floor

Approx. 29.0 sq. metres (311.7 sq. feet)



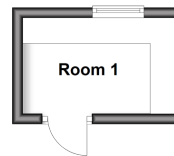
Annexe

Approx. 28.3 sq. metres (304.5 sq. feet)



Outbuilding

Approx. 5.6 sq. metres (59.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Living Room: 23'4 x 13'6 (7.12m x 4.12m)

Dining Room: 19'2 x 13'8 (5.85m x 4.17m)

Kitchen: 13'0 x 8'9 (3.97m x 2.67m)

Breakfast Room: 13'1 x 9'8 (3.99m x 2.95m)

Utility Room: 9'3 x 7'4 (2.82m x 2.24m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'4 x 11'2 up to fitted wardrobes (4.07m x 3.41m)

En-Suite Bathroom

Bedroom 2: 13'3 x 12'4 (4.04m x 3.76m)

Bedroom 3: 13'5 x 8'7 (4.09m x 2.62m)

Bedroom 4: 11'7 x 9'3 (3.53m x 2.82m)

Bedroom 5/Dressing Room: 10'4 x 6'6 (3.15m x 1.98m)

Bathroom: 11'6 x 6'1 (3.51m x 1.86m)

SECOND FLOOR

Loft Room: 24'3 x 9'7 (7.40m x 2.92m)

Bathroom 2

ANNEXE

Annexe Entrance Hall

Annexe Studio Room: 15'5 x 13'2 (4.70m x 4.02m)

Annexe Kitchen: 6'2 x 5'8 (1.88m x 1.73m)

Annexe Shower Room: 6'1 x 5'7 (1.86m x 1.70m)

OUTBUILDING

Workshop

OUTSIDE

Driveway

Front Garden

Rear Garden



Main features

- Large detached family home with separate studio 'Rose Cottage' in private cul-de-sac location
- Great size rooms, lots of storage
- Utility room, breakfast room, cloakroom, en-suite bathroom and loft room with bathroom
- Outstanding secluded rear garden with pond, patio area and workshop
- Walking distance to Beaumont Primary school and Reedham and Purley train stations



Nearest Schools

Primary Schools: Beaumont Primary 0.2 miles, Harris Primary 0.6 miles, Woodcote Primary 0.8 miles
Secondary Schools: Woodcote High School 0.9 miles, Thomas More Catholic School 1.0 miles, Tudor Lodge School 1.0 miles, Riddlesdown Collegiate 1.3 miles.



Transport Information

Train Stations: Reedham 0.1 miles, Purley 0.6 miles, Kenley 0.8 miles



Address

Reedham Drive, Purley, Surrey, CR8



Directions

For directions to this property please contact us.



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■ 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



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