



**51 Grasmere Road**  
Purley, CR8 1DY

**Guide Price £625,000**





## 51 Grasmere Road Purley, CR8 1DY

Discover this beautifully presented 3-bedroom semi-detached family home in Purley, perfect for commuters with fantastic links to London and situated in a residential area near reputable schools.

Upon entering, you are greeted by a wide and spacious hallway that sets the tone for the rest of the home. This turn-key property boasts a modern yet contemporary finish throughout, complemented by plantation shutters. The good-sized living room creates a snug retreat for the evenings, with a wide bay window adding to its spacious feel. The sleek handle-less design kitchen is perfect for the chefs, seamlessly flowing into the dining room which features ceiling speakers and bi-fold doors leading to a patio terrace area, ideal for entertaining.

Upstairs, there are two double bedrooms with built-in wardrobes and a third bedroom currently used as a nursery. The modern family bathroom includes a shower, W/C, hand basin, and a bath with a wall-mounted TV.

The outside space continues to impress with a large patio terrace perfect for summer gatherings, access to a basement storage level, and a large lawned tier with a footpath leading to a home office/cinema outbuilding. This outbuilding is equipped with its own kitchen area, air conditioning, and W/C, making it the perfect home office or private retreat. Additional benefits include off-road parking and a garage.

This property offers a blend of comfort, style, and convenience, making it an ideal family home.







Entrance Hall  
14'5" x 5'11" (4.41m x 1.82m)

Living Room  
10'11" x 11'6" (3.34m x 3.52m)

Dining Room  
13'1" x 10'10" (4.00m x 3.31m)

Kitchen  
9'7" x 6'7" (2.93m x 2.01m)

Landing  
6'2" x 3'9" (1.9m x 1.16m)

Bedroom  
11'6" x 10'11" (3.53m x 3.33m)

Bedroom  
12'7" x 9'1" (3.85m x 2.77m)

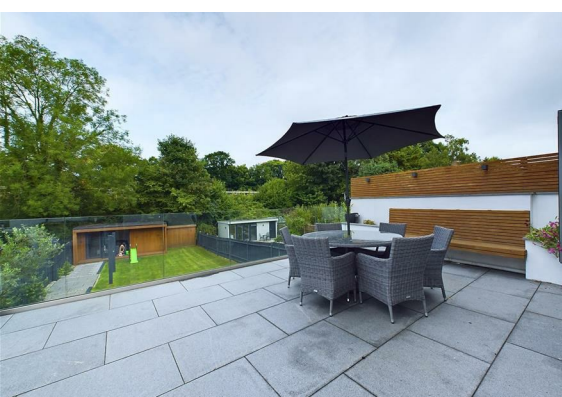
Bedroom  
8'3" x 6'8" (2.53m x 2.05m)

Bathroom  
9'4" x 6'7" (2.86m x 2.01m)

Outbuilding  
10'4" x 19'7" (3.15m x 5.99m)

W/C  
2'9" x 5'5" (0.84m x 1.66m)

Garage  
13'8" x 8'0" (4.18m x 2.46m)





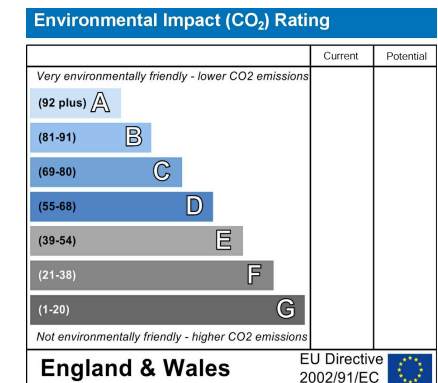
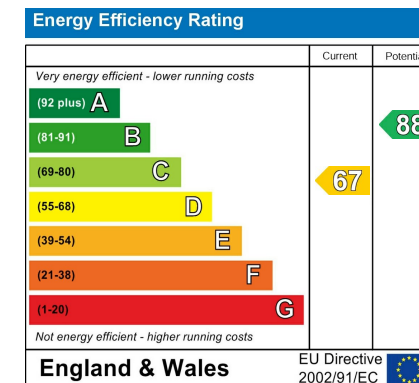
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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