



14 Northwood Avenue
Purley, CR8 2EP

Guide Price £699,950



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This charming 3-bedroom detached home effortlessly combines period charm with modern convenience. The attractive cottage-style exterior, with original features like coving and floorboards, gives way to a surprisingly spacious interior that is full of character.

The bright and welcoming lounge, complete with a fireplace and elegant cornicing, opens into a sunroom, perfect for relaxing or entertaining. A separate dining room offers ample space for family meals, with the added convenience of a downstairs W/C. The kitchen is well-appointed and features a utility area, ideal for laundry and extra storage.

Upstairs, the master bedroom is a peaceful retreat with its own walk-in wardrobe and modern ensuite shower room. Two further bedrooms, both generously sized, share a stylish family bathroom, making this home perfectly suited for a growing family or those needing additional space.

Outside, the property boasts a beautifully tiered garden with a patio area for outdoor dining, a lawn, and mature shrubs offering both privacy and greenery. The home also benefits from off-road parking and a double garage.

Situated close to Purley mainline station, this home is ideal for commuters, with a variety of local shops, restaurants, and cafés just a short stroll away. Excellent schools, including Abingdon House School and Beaumont Primary, are nearby, with easy access to Royal Russell and Whitgift schools.

This charming, well-connected home offers both comfort and convenience—an opportunity not to be missed.





Entrance Hall
6'4" x 9'9" (1.94m x 2.99m)

Living Room
12'0" x 18'11" (3.67m x 5.78m)

Dining Room
11'10" x 15'5" (3.63m x 4.72m)

W/C
2'11" x 10'8" (0.9m x 3.27m)

Sun Room
15'8" x 5'1" (4.78m x 1.56m)

Kitchen
11'7" x 9'1" (3.54m x 2.77m)

Landing
4'5" x 14'0" (1.35m x 4.28m)

Bedroom
11'11" x 13'10" (3.64m x 4.22m)

Walk in Wardrobe
5'4" x 7'11" (1.64m x 2.43)

Ensuite
6'4" x 9'3" (1.95m x 2.84m)

Bedroom
12'2" x 13'6" (3.73m x 4.13m)

Bedroom
9'3" x 9'7" (2.83m x 2.93m)

Bathroom
9'2" x 6'4" (2.81m x 1.94m)

Double Garage
16'2" x 16'6" (4.94m x 5.04m)



Floor Plan



Area Map



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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Energy Efficiency Graph

