



22 Higher Drive
Purley, CR8 2HE

Guide Price £650,000



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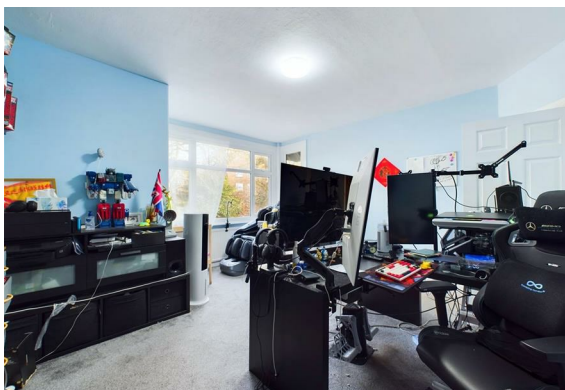
Positioned in a desirable residential area, just moments from Purley Mainline Station, this versatile and inviting four-bedroom detached home offers generous living space with a conventional layout, making it an ideal choice for a growing family. With local amenities, charming coffee shops, and excellent restaurants nearby, everything you need is within easy reach, while reputable schools make this a fantastic long-term home.

The ground floor is designed for both comfort and practicality, featuring two spacious reception rooms perfect for entertaining or relaxing. The well-equipped kitchen with a breakfast bar flows into a bright sunroom, providing additional space for day-to-day convenience, with room for a washing machine and dryer. A downstairs W/C adds further practicality.

Upstairs, four well-appointed bedrooms ensure ample space for the whole family. The master bedroom benefits from a private shower ensuite, while the family bathroom serves the remaining rooms. Whether you need extra space for children, guests, or a home office, the flexible layout caters to a variety of needs.

The good-sized garden is a standout feature, offering plenty of room for outdoor activities. A large outbuilding provides endless possibilities —whether you're looking for a home gym, summer house, or a dedicated work-from-home setup, this space can be tailored to your lifestyle.

With the added convenience of off-road parking for two cars, this wonderful home blends practicality with comfort, all within a thriving community.





Entrance Hall
14'8" x 7'1" (4.49m x 2.16m)

Living Room
14'2" x 13'10" (4.32m x 4.23m)

W/C
4'10" x 3'10" (1.48m x 1.18m)

Dining Room
15'7" x 14'2" (4.75m x 4.33m)

Kitchen
15'7" x 11'6" (4.76m x 3.51m)

Sunroom
14'3" x 4'0" (4.35m x 1.22m)

Landing
5'2" x 8'1" (1.6m x 2.48m)

Bedroom
14'4" x 13'9" (4.39m x 4.21m)



Bedroom
11'10" x 11'10" (3.61m x 3.63m)

Bedroom
8'11" x 11'5" (2.74m x 3.49m)

Bedroom
7'8" x 10'4" (2.34m x 3.17m)

Landing
7'2" x 5'7" (2.2m x 1.71m)

Bathroom
7'8" x 7'4" (2.34m x 2.25m)

Outbuilding
13'10" x 10'6" (4.23m x 3.22m)



Floor Plan



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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Area Map



Energy Efficiency Graph

