



1a St. James Road
Purley, CR8 2DL

Guide Price £625,000



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This spacious and stylish three-bedroom detached bungalow offers a fantastic blend of contemporary living, thoughtful design, and future potential—all in a well-connected and family-friendly location.

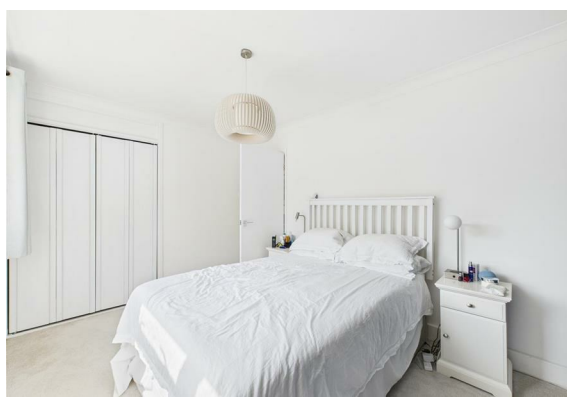
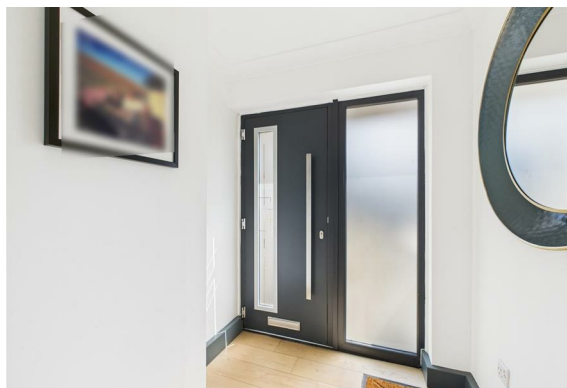
Beautifully modernised by the current owner, the property is presented to a high standard throughout. As you step inside, you're welcomed by an enclosed porch and generous hallway leading to a bright and inviting reception room. Large windows allow natural light to pour in, creating a relaxed and sociable atmosphere, while the open layout flows into a sleek, modern kitchen complete with fitted units—ideal for both everyday life and entertaining.

All three bedrooms are generously sized and come with built-in wardrobes, complemented by a modern family bathroom and a separate WC. For those seeking extra space or development opportunities, there's a significant, untapped basement area accessed via a trap door in the kitchen—perfect for future expansion, subject to the necessary permissions.

Outside, the home continues to impress. A spacious patio and separate decking area provide the perfect setting for alfresco dining, weekend barbecues or relaxed evenings with friends and family. Mature shrubs add privacy and greenery, while a front terrace and ample off-street parking complete the picture. There's also a double garage with rear access for added convenience.

With great access to transport links including Purley, Riddlesdown and Kenley stations, excellent local schools nearby, and open green spaces such as Riddlesdown Common just moments away, this is a home that truly meets the needs of modern family life.

Offered to the market with no onward chain, it's ready to welcome its next chapter.





Entrance Hall
5'10" x 5'2" (1.78m x 1.59m)

Hallway
9'5" x 4'4" (2.88m x 1.33m)

Living Room/Kitchen
7'3" x 21'7" (2.23m x 6.58m)

WC
3'2" x 5'2" (0.98m x 1.59m)

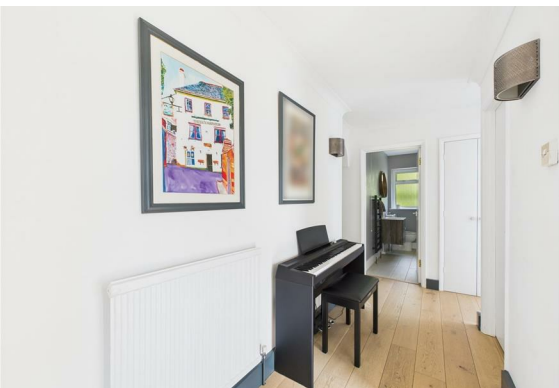


Bedroom
11'11" x 8'10" (3.65m x 2.7m)

Bedroom
12'0" x 9'0" (3.67m x 2.76m)

Bedroom
8'9" x 6'11" (2.68m x 2.13m)

Hallway
2'11" x 13'3" (0.9m x 4.06m)

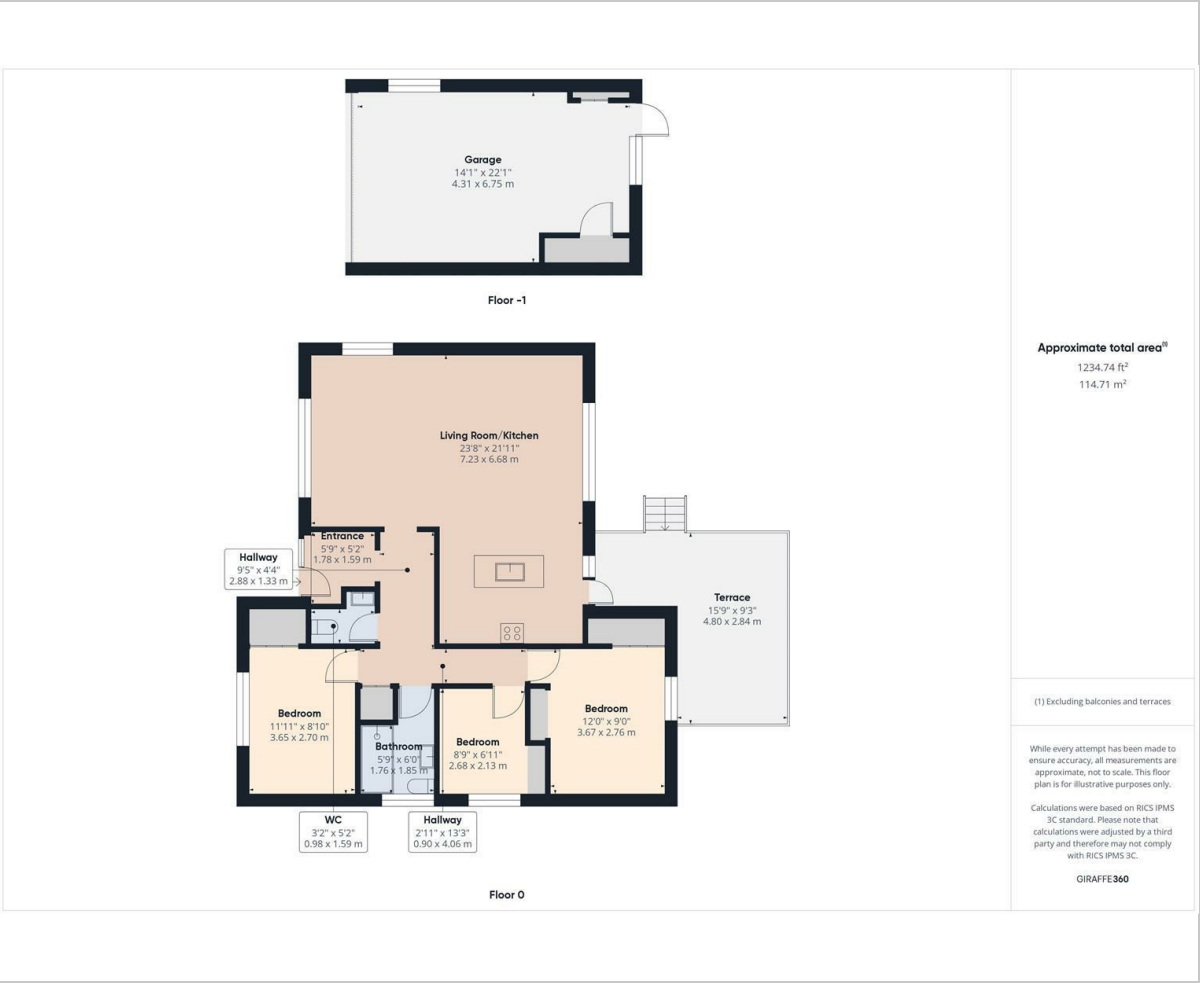


Bathroom
5'9" x 6'0" (1.76m x 1.85m)

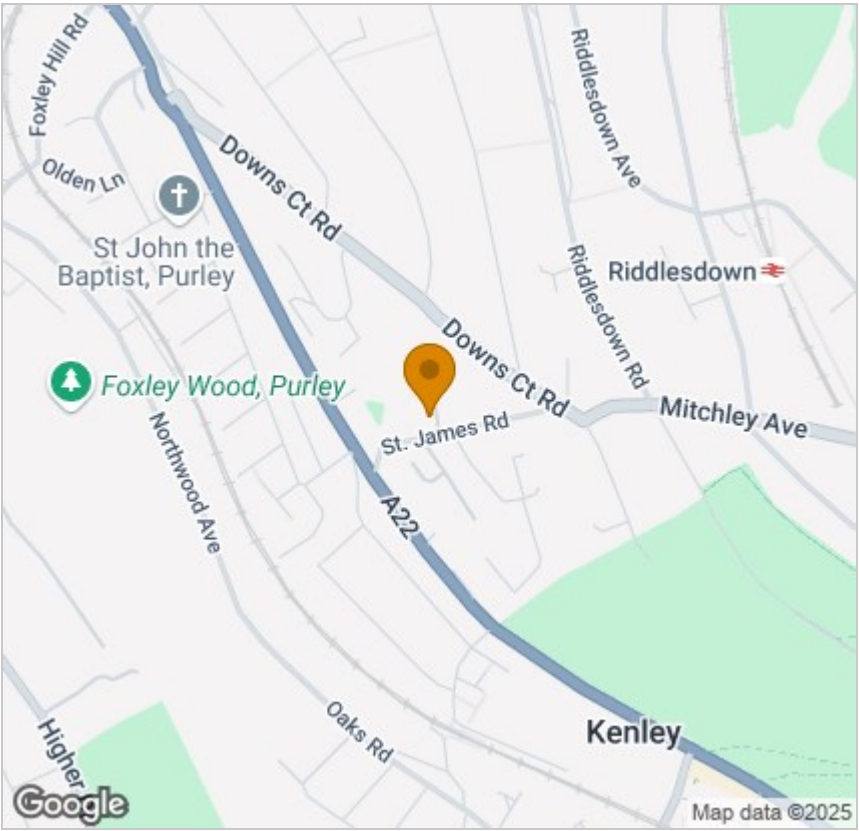
Garage
14'1" x 22'1" (4.31m x 6.75m)



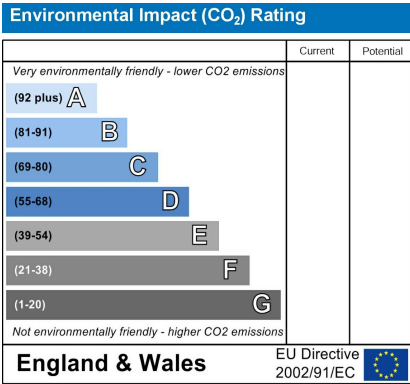
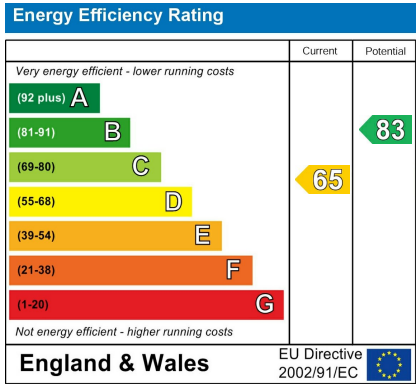
Floor Plan



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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