



72 Reedham Drive
Purley, CR8 4DS

Guide Price £575,000



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Set within a quiet, family-friendly neighbourhood, this well-positioned four-bedroom end of terrace home offers modern living with comfort, space and convenience. Located just a short walk from Beaumont Primary School and within easy reach of both Reedham and Purley stations, it's perfectly placed for family life and commuting alike.

Inside, a welcoming entrance hall leads to a cosy and calm living room with a feature fireplace—ideal for relaxed evenings. The heart of the home is a stunning modern kitchen with breakfast area, flowing into a spacious and uniquely designed conservatory. Whether you're entertaining, working from home, or simply enjoying some downtime, it's a flexible space that adapts to your lifestyle. There's also a handy downstairs WC, neatly tucked off the hallway.

Upstairs, you'll find four bedrooms, including a master with en-suite shower room. One of the bedrooms is currently used as a dressing room by the owners, offering flexibility to suit your needs. A luxurious family shower room completes the upper floor.

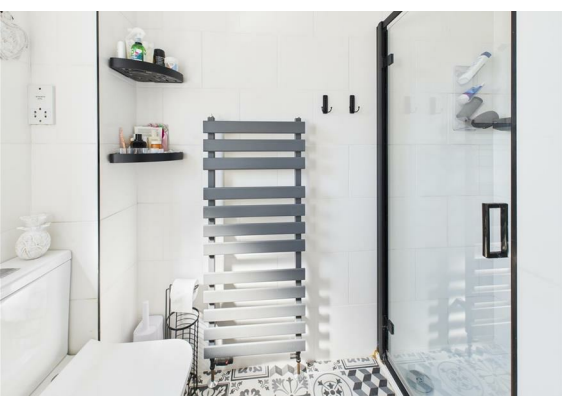
Outside, the recently landscaped rear garden has been smartly designed into tiered patio levels, offering a low-maintenance yet inviting space for relaxing or entertaining. At the top of the garden, a thoughtfully positioned seating area makes the most of elevated views and stunning evening sunsets—a perfect spot to unwind at the end of the day.

Additional benefits include off-street parking, a garage en-bloc, and the property is being sold with no onward chain





- Entrance Hall
10'4" x 6'3" (3.16m x 1.93m)
- Living Room
19'10" x 12'0" (6.06m x 3.68m)
- WC
5'5" x 2'10" (1.66m x 0.88m)
- Kitchen/Breakfast Room
19'3" x 10'11" (5.87m x 3.34m)
- Sunroom
5'3" x 27'5" (1.62m x 8.37m)
- Landing
4'6" x 6'0" (1.38m x 1.84m)
- Bedroom
11'3" x 12'9" (3.43m x 3.89m)
- Ensuite
7'5" x 4'0" (2.27m x 1.23m)
- Bedroom
8'2" x 11'1" (2.5m x 3.38m)
- Landing
6'3" x 3'1" (1.92m x 0.94m)
- Bedroom
9'6" x 12'0" (2.91m x 3.66m)
- Bedroom
9'11" x 6'2" (3.03m x 1.89m)
- Bathroom
6'6" x 5'10" (1.99m x 1.78m)
- Garage
17'4" x 7'6" (5.29m x 2.29m)



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

