



29 Smitham Bottom Lane,  
Purley, CR8 3DE – Offers in Excess of £900,000

**JOHN BROWN & MARK YOULL**  
SALES & LETTINGS

Located on the desirable west side of Purley this substantial family home is set well back from the road and is arranged over three floors with level rear garden and driveway parking with ample space for several cars. The accommodation briefly comprises a spacious entrance hall, two separate reception rooms, large well-fitted kitchen and shower room. The first floor boasts four good-sized bedrooms and family bathroom and leads up to the second floor with the spacious master bedroom. The surrounding area is renowned for its good selection of schools in both the public and private sectors. The property is ideally placed for easy road access to M23 / M25 interchange at Hooley with London Gatwick Airport just one junction along the M23 as well as Purley's mainline railway station providing fast and frequent services into both London Victoria and London Bridge. The towns of Purley, Coulsdon, Wallington and Banstead are all nearby offering a wide selection of shops, bars restaurants and local amenities with the green open spaces of Woodcote Golf Club and Oaks Park within close proximity.

- Spacious Semi-Detached Family Home
- Two Large Reception Rooms
- Five Bedrooms
- Large Fitted Kitchen
- Arranged Over Three Floors
- Desired West Purley Location
- Convenient For Favoured Grammar Schools
- Driveway With Off-Street Parking
- Large Level Rear Garden
- Gated Entrance



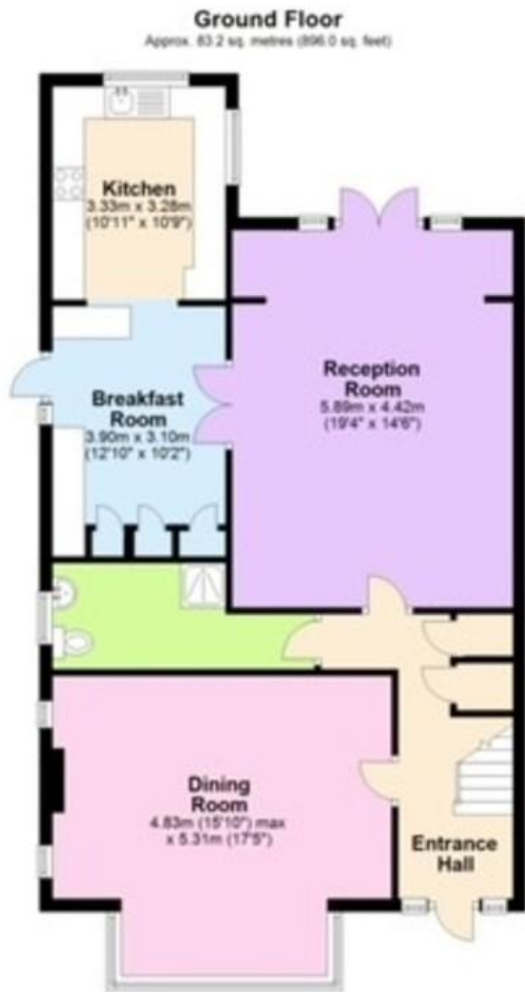


**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.





Total area: approx. 188.4 sq. metres (2027.4 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Sturden.  
Plan produced using PlanIt.



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