



Olden Lane, Purley, CR8 2EH
£695,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

3-Bedroom Detached Home on Olden Lane, Purley

The home is tastefully decorated throughout and features a bright open-plan kitchen and dining area, complete with a sleek, modern kitchen—ideal for both everyday living and entertaining guests. A welcoming lounge, enhanced by one of two cosy woodburning stoves, provides a perfect retreat, while the convenience of a downstairs cloakroom adds to the home's practicality.

Importantly, the property also comes with approved planning permission for a part single-storey and part double-storey extension to the back and side of the house, giving future owners the exciting opportunity to significantly enhance the living space. The approved drawings for this extension can be viewed in the attached brochure.

Upstairs, you'll find three generously sized bedrooms and a stylish family bathroom, offering comfort and space for the whole family.

Outside, the property boasts a beautifully landscaped garden with a large patio area, perfect for summer gatherings and outdoor dining. Alongside the detached garage, which offers excellent storage or workshop potential, there is also a substantial permanent garden shed—ideal for additional storage. A second woodburner adds further charm to the home, while a large driveway provides ample parking for multiple vehicles.



This property combines modern style with practical features, with the added benefit of future expansion potential—making it an ideal family home in a prime Purley location. Olden Lane is a quiet and well-regarded residential street in Purley, part of the London Borough of Croydon. Despite its peaceful setting, it is superbly connected. Purley Station is only a short walk away, offering fast and regular services into London Bridge, London Victoria, and beyond, while excellent road links via the A23, M23, and M25 provide easy access to both Gatwick and Heathrow airports. Local bus services also run close by, adding further convenience for commuters.



**Approximate Gross Internal Area 1148 sq ft - 107 sq m
(Excluding Garage)**

Ground Floor Area 620 sq ft – 58 sq m

First Floor Area 528 sq ft – 49 sq m

Garage Area 151 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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