



2 Coldharbour Lane | Purley | Surrey | CR8 2JH



| O.I.E.O £1,100,000 | FREEHOLD |

Ultra Convenient Location - Just Moment's From The Town Centre - CHAIN FREE

Frost Estate Agents are delighted to bring to the market this expansive detached home of some 3,500 sq/ft arranged over three floors, found in a very central location for commuters and families. The property sits on an expansive plot of 0.29 acres in an area that has been targeted for future development, potentially offering a future financial uplift. The accommodation is ideal for multi-generational families with a flexible and adaptable layout for all ages. There is vehicular and pedestrian access from Coldharbour Lane to the property, as well as pedestrian access from the Purley Way.

The accommodation briefly consists of; reception hallway with the original wood paneling, double aspect reception room, a dining room again with original feature wood paneling, leading to a useful study, kitchen breakfast room leading to a further reception / sitting room overlooking the garden, the garage has been converted to a useful utility room, and there is a guest WC for convenience. From the first floor landing you access the five generous double bedrooms, with the principal having en-suite facilities, a family bathroom complements the other bedrooms. There is a further staircase to the second floor where you will find the 6th bedroom with two adjoining loft rooms and a WC. From Coldharbour Lane, you access the off street parking space for 2/3 cars, with scope for further parking if required, the rear garden is lawned and surrounded by a range of mature shrubs and trees, providing a great sense of seclusion. If you are looking for space, potential, and location, then do not miss the opportunity to acquire this home which ticks all of those boxes.

Purley and its surrounding area is known for many excellent state and private schools, which include locally the John Fisher School, a high-performing catholic all boys state school, Laleham Lea Primary School, a co-educational prep-school, Oakwood School, a co-educational catholic primary and Riddlesdown Collegiate. Others include Wallington Girls, Whitgift, Wilsons, and Christchurch to name just a few.

The town is on the main London-to-Brighton railway line and is served by Purley mainline service which is operated 24 hours a day, this is just a 6 minute walk away. You can reach London Bridge within 25 mins or London Victoria in approximately 23 mins and Farringdon in approximately 30 mins. The A23 road heads right into the capital, the M25 and M23 are less than six miles away and there's easy access to Gatwick and Heathrow.

























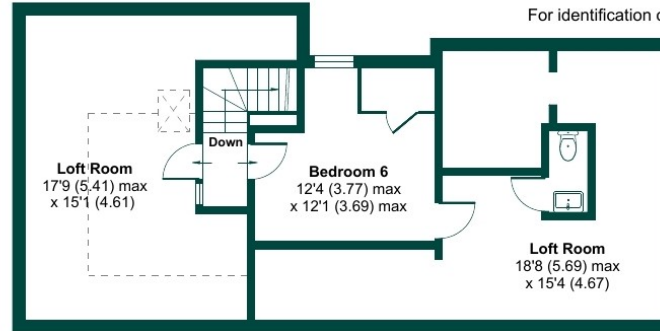
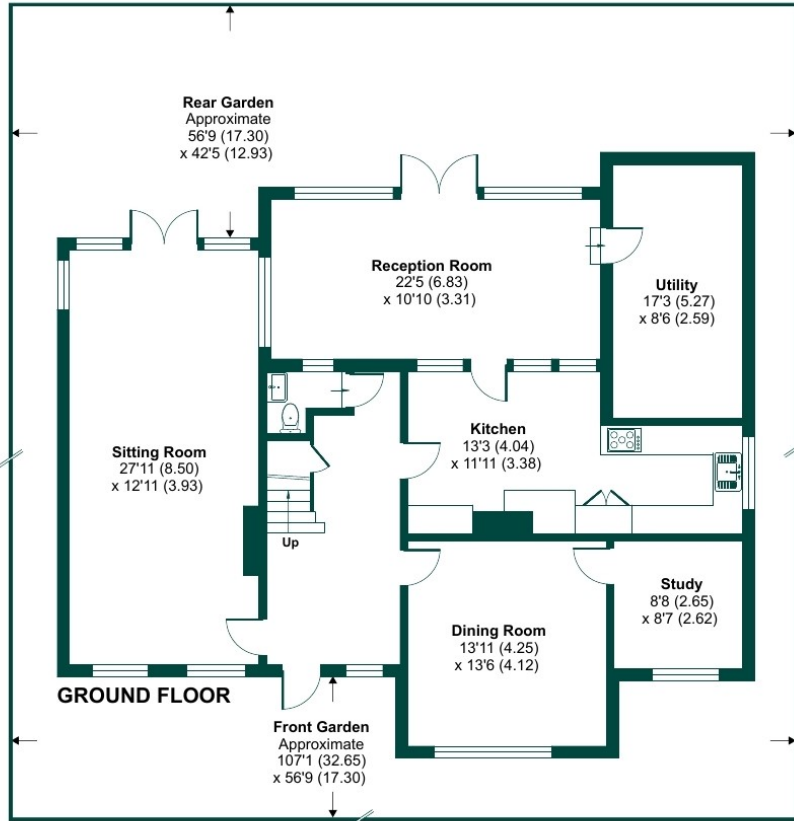
# Coldharbour Lane, Purley, CR8

Approximate Area = 3304 sq ft / 306.9 sq m

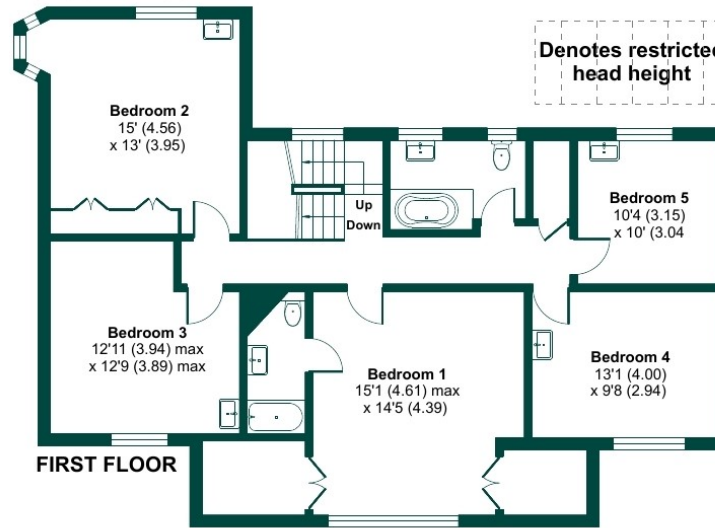
Limited Use Area(s) = 205 sq ft / 19 sq m

Total = 3509 sq ft / 325.9 sq m

For identification only - Not to scale



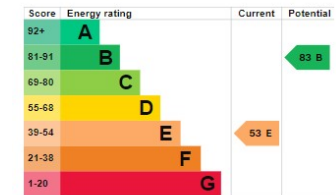
## SECOND FLOOR



## FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Frost Estate Agents. REF: 1141955



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.