



70 Higher Drive | Purley | Surrey | CR8 2HF

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| O.I.E.O £650,000 | FREEHOLD |

PRICED TO SELL – RELATIVELY LOW COST PRICE PER SQUARE FOOT – CHAIN FREE

Ideal opportunity for either a generous and flexible family home or investment opportunity (previously run as a HMO), the property is also available chain free and therefore ideal for a speedy transaction. With 2,240 sq/ft of accommodation over two floors the property has space for a large family to spread out and enjoy, there is some internal improvement required offering the opportunity to design the property to your specific tastes and needs.

The accommodation in its current format briefly consists of; enclosed porch, large entrance hallway leading to two front aspect bedrooms, bedroom 6/study, a large inner lobby provides access to the stairwell leading to the first floor and the double aspect 21ft living room, with a door to a second reception room or a further bedroom, to the rear of the ground floor is the kitchen and utility room as well as a ground floor bathroom. Upstairs from the spacious landing you access the two large first floor double bedrooms, a shower room and a WC facility. Externally, to the front there is a large area to park several cars, the rear garden is a raised terrace ideal for summer BBQ's, an ideal size for those not looking for excessive ongoing garden maintenance.

Purley Station is just a short walk away, offering convenient travel options to Victoria and London Bridge, both approximately 25 minutes away. The Thameslink Route provides access to Farringdon and the City. Alternatively, Gatwick Airport is only 26 minutes in the other direction. The area also benefits from excellent road links, with the A23 just minutes away, providing quick and easy access to London, the South Coast, and the M25.

There are numerous local health and leisure clubs nearby, as well as excellent golf courses, recreation grounds, and open spaces. Notable locations include Riddlesdown Common, Kenley Common, and the recreational facilities of Kenley Airfield. The area is well-served by both private and state schools for children of all ages, including Hayes, St. David's, Riddlesdown, Woodcote, The Lodge Schools, John Fisher, Whitgift, Wallington Girls, and Cumnor House.







EXIT





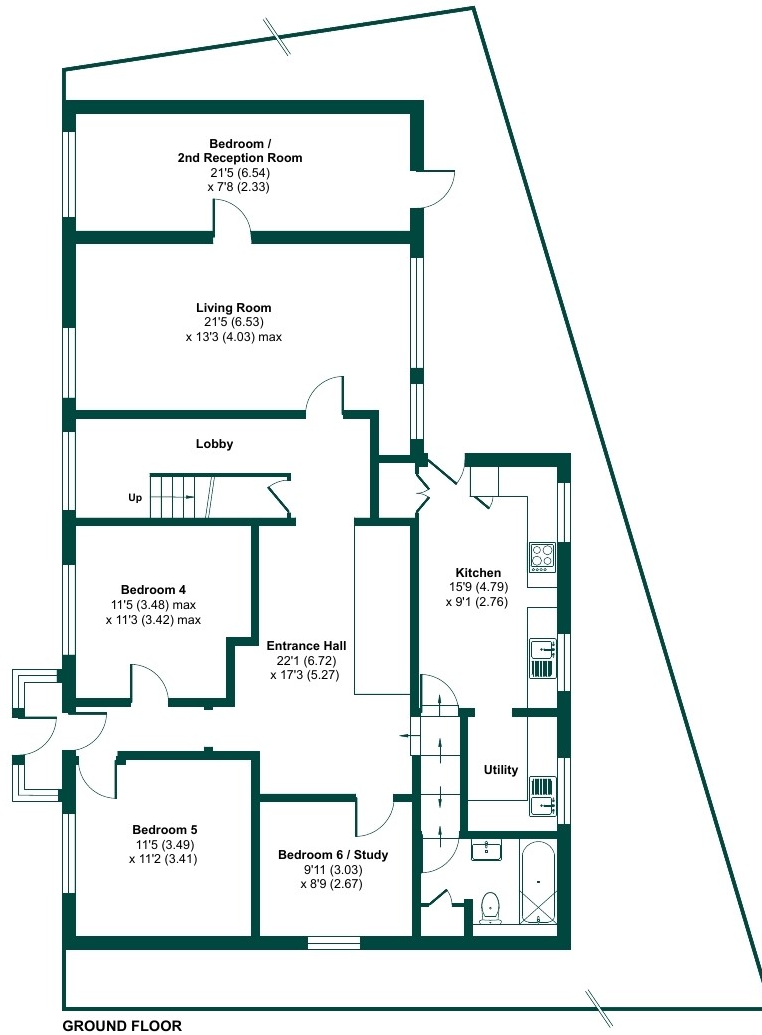




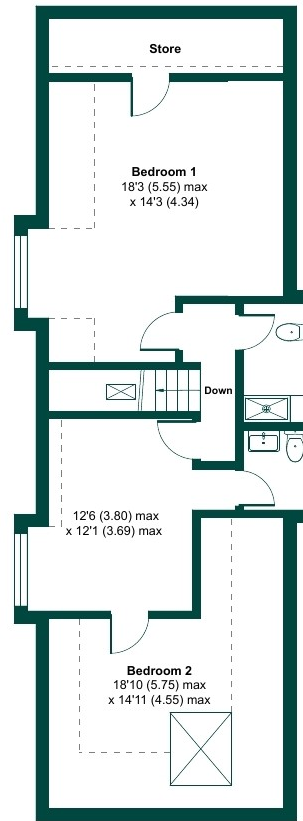
Higher Drive, Purley, CR8

Approximate Area = 1841 sq ft / 171 sq m
 Limited Use Area(s) = 234 sq ft / 21.7 sq m
 Outbuilding = 166 sq ft / 15.4 sq m
 Total = 2241 sq ft / 208.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



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: 1160009



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.