



Approximate total area⁽¹⁾

3480 ft²
323.3 m²

Reduced headroom

17 ft²
1.6 m²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



£1,800,000 Purley Downs Road, South Croydon, CR2 0RH

Nestled on the prestigious Purley Downs Road in Sanderstead, this remarkable family home is truly one of a kind. Spanning an impressive 5,654 square feet, the property boasts four spacious reception rooms, five bedrooms, and four luxurious bathrooms, making it an ideal sanctuary for modern family living.

Upon entering, you are greeted by an elegant reception hallway that leads to a stunning kitchen breakfast room, equipped with all the latest modern appliances. The home features four distinct reception areas, including a cinema room perfect for movie nights, a games room with a vaulted ceiling, a tranquil reading room, and a main lounge complete with a bar area and direct access to the secluded rear garden. The outdoor space is a true highlight, featuring a swimming pool that promises endless summer enjoyment.



The first floor accommodates three double bedrooms, each with its own en suite bathroom, alongside a fourth bedroom that offers further potential for expansion, subject to planning permission. The separate annex adds versatility to the property, making it suitable for guests or as a private office space.

The location is equally impressive, offering picturesque views across the Purley Downs Golf Course. Residents will appreciate the easy access to local amenities, as well as a selection of excellent schools, both private and state, including grammar options.

This substantial home, with its unique features and prime location, presents a rare opportunity for discerning buyers seeking a luxurious lifestyle in South Croydon.



EPC - D TAX BAND: H Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

