



19 Highland Road, Purley - CR8 2HS

FINE & COUNTRY



19 Highland Road

Purley, CR8 2HS

An immaculately presented, 4 bedroom, semi detached property, situated within a quiet cul-de-sac position, commanding views over Purley and beyond. Having been completely refurbished by the current owners, this family residence is ready to move into.

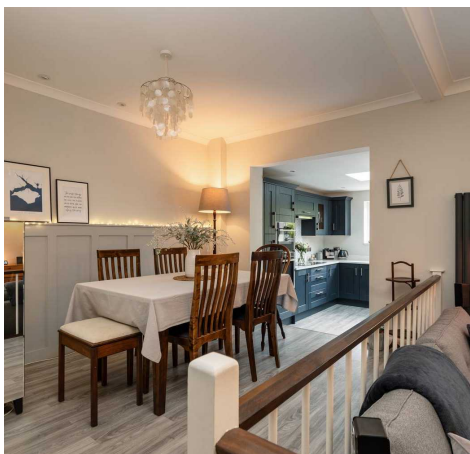
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Quiet Cul-de-Sac Location
- Upgraded & Extended Family Home
- Loft Conversion Master Suite with Ensuite & Walk In Wardrobe
- Three Further Good Size Bedrooms with Fitted Wardrobes
- Open Plan Living
- Bifolding Doors to South Facing Garden
- Walking Distance of Purley Station
- Home Office/Study





19 Highland Road

Purley, CR8 2HS

Situated in a peaceful cul-de-sac, this 4-bedroom semi-detached house is not your average abode. Boasting a blend of modern upgrades and thoughtful extensions, this property is a family home that dreams are made of. As you step inside, you are greeted by a cosy yet spacious atmosphere that invites you to kick off your shoes and make yourself at home.

The heart of this home lies in its open plan living area, where the kitchen seamlessly flows into the living and dining spaces. This is the perfect spot for entertaining guests or simply enjoying a quiet night in with loved ones. But the real showstopper is the bifolding doors that lead out to the south-facing garden. Flooded with natural light from the bifolds and the lantern light, this area effortlessly blends indoor and outdoor living, offering a breath of fresh air right at your fingertips. The well fitted kitchen offers modern dark blue fronted wall and base units with quartz worktops and a variety of integrated appliances to include double combi oven, halogen hob, extractor unit, dishwasher and space for american fridge/freezer. The living room features a woodburning stove for those cosy winter evenings, which in turn is open plan to the sitting room and dining room, making this the perfect chill out space.





19 Highland Road

Purley, Purley

The true gem of this house is the loft conversion master suite. This private sanctuary features an ensuite shower room and a walk-in wardrobe, providing the perfect retreat after a long day. With three more generously sized bedrooms, each equipped with fitted wardrobes, there is no shortage of space for the whole family to unwind and recharge. The recently refitted family bathroom offers ample space for a bath as well as a rain shower cubicle.

For those who work from home or need a dedicated space to focus, a home office/study provides the ideal solution. Whether you're tackling deadlines or diving into a good book, this peaceful sanctuary offers the perfect environment to get things done.

The location of this property is simply unbeatable. Just a short stroll away from Purley Station, commuting has never been easier. Whether you're heading into the city for work or exploring the local area, this convenient location ensures that you're never far from where you need to be.

As you step outside, you'll be greeted by a terraced rear garden that offers entertaining and creation space extending to some 200'. The top tier offers a level lawn with sunny patio with a gate and steps leading down to the second tier which is paved.





19 Highland Road

Purley, CR8 2HS

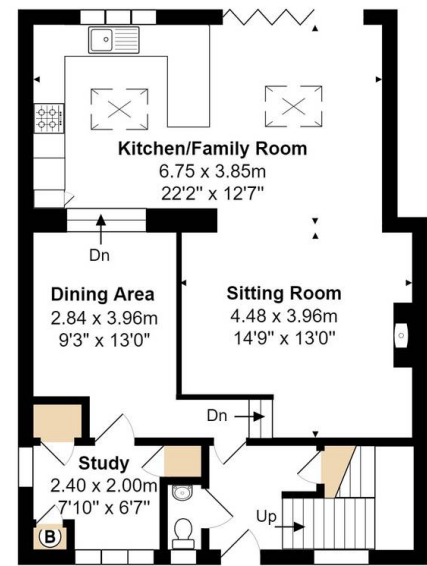
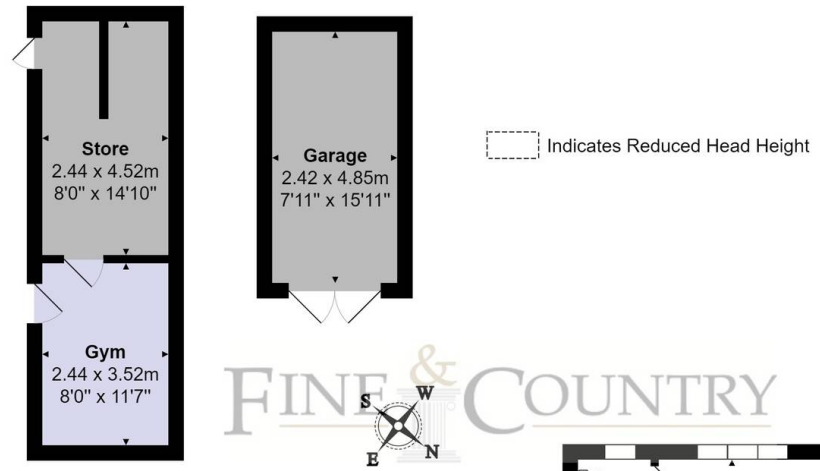
The third tier offers a sociable firepit area surrounded by seating, as well as a summerhouse with power and light, ideal for a variety of uses. Whether you're a seasoned gardener or just starting out, this outdoor space provides endless opportunities to while away the days in the sun.

In conclusion, this upgraded and extended family home offers a unique blend of comfort, convenience, and style. From the loft conversion master suite to the open plan living area, every corner of this property has been thoughtfully designed to enhance your daily life. So if you're looking for a place to call your own, where modern living meets family-friendly charm, look no further than this semi-detached gem tucked away in a quiet cul-de-sac.

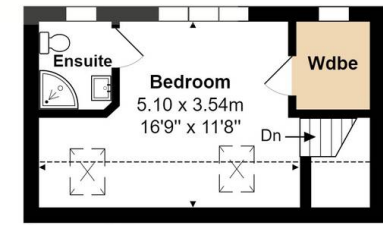
Purley offers an affluent and desirable setting. Families looking to live here will appreciate the proximity to renowned local schools, such as Cumnor House, Wallington Girls and Wilsons School. Golf enthusiasts will delight in the accessibility of prestigious golf clubs, including Woodcote Park Golf Club, Purley Downs and Kingswood Golf & Country Club. With an array of shops, boutiques, and supermarkets, all within easy walking distance. For fitness enthusiasts, nearby gyms such as David Lloyd, offer ample opportunities for exercise and recreation. Transport links are excellent, with Purley Station, located within easy walking distance from the property.



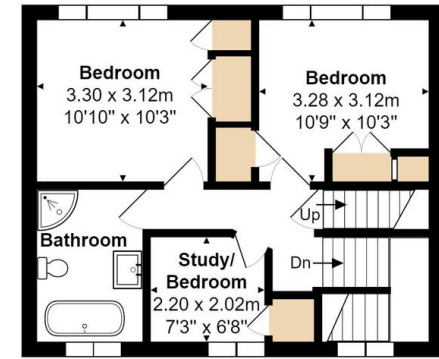




Ground Floor



Second Floor



First Floor

Highland Road, Purley

Total Area: 141.5 sq m ... 1523 sq ft (excluding store, gym, garage)

All measurements are approximate and for display purposes only.





Fine & Country

Estates Office, 7 The Crescent Station Road, Surrey - CR3 7DB

01883 653040

woldingham@fineandcountry.co.uk

www.fineandcountry.co.uk/woldingham-oxted-and-purley-estate-agents