



1A Russell Hill, Purley, CR8 2JB

In Excess of £800,000 Freehold

ShineRocks
PROPERTY AGENTS

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Purley, CR8 2JB

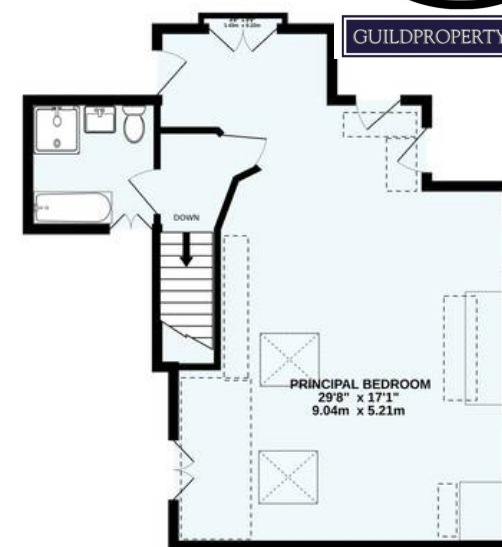
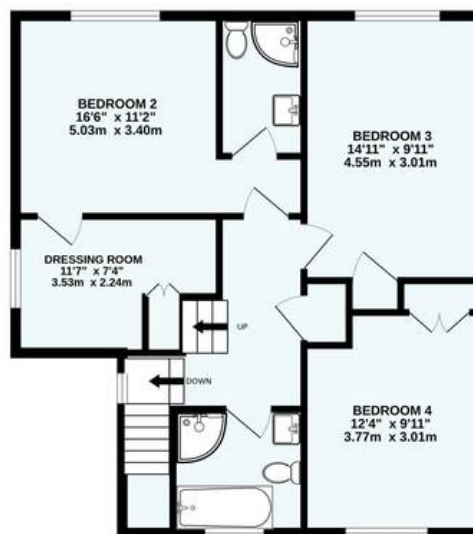
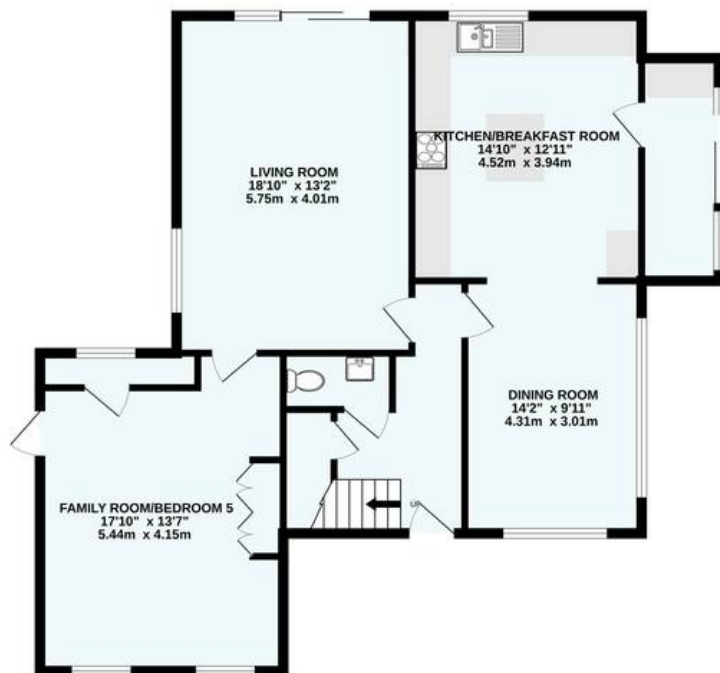
A well presented, four/five double bedroom, three bath/shower room, two/three reception room, detached family residence with potential for self contained ground floor annex. Located on the corner of a quiet cul de sac, within easy walking distance to Purley town centre, station and local shops. NO CHAIN. The property has been recently refurbished and has just undergone a loft conversion, brand new fully fitted kitchen/breakfast room, new bathrooms, re-wire and re-plumb.

Reception hall, downstairs cloakroom, living room with sliding glass doors to rear garden terrace, leading to family room/bedroom 5 with independent access, potential to create self contained ground floor annex for elderly family members, teenagers or to be rented out in order to generate additional income. Dining room with window overlooking front garden, brand new fully fitted kitchen/breakfast room, Utility space/lean-to with door to rear garden. Stairs up to spacious first floor landing, family bathroom with bath and shower, bedroom 4 with alcove wardrobe/storage cupboard, bedroom 3 with views of the garden, bedroom 2 with en suite shower room and walk-in wardrobe. Stairs up to second floor landing, door to principal bedroom with eaves storage, bathroom with separate bath and shower. Level, fully fenced, south-facing rear garden with decking. Driveway with parking for 2/3 cars.

- FOUR/FIVE DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- TWO/THREE RECEPTION ROOMS
- POTENTIAL FOR SELF CONTAINED GROUND FLOOR ANNEX
- LOCATED ON THE EDGE OF A QUIET CUL DE SAC, WITHIN EASY WALKING DISTANCE OF PURLEY STATION, PURLEY TOWN CENTRE AND LOCAL SCHOOLS
- EPC - C, COUNCIL TAX - G







TOTAL FLOOR AREA : 2280sq.ft. (211.8 sq.m.) approx.

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ShineRocks Estate Agents

ShineRocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

020 8660 2010

enquiries@shinerocks.co.uk

www.shinerocks.co.uk

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.