



barnard marcus

Russell Hill Road, Purley CR8 2LB



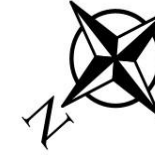
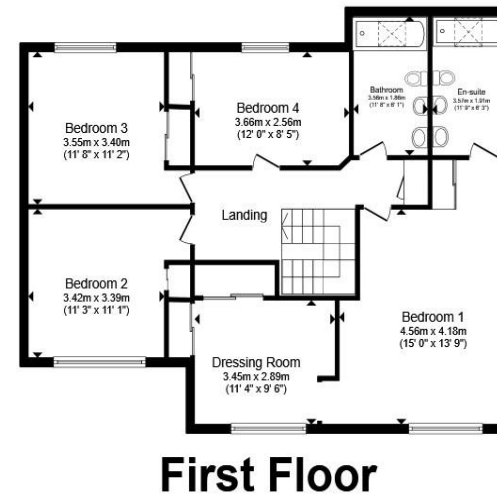
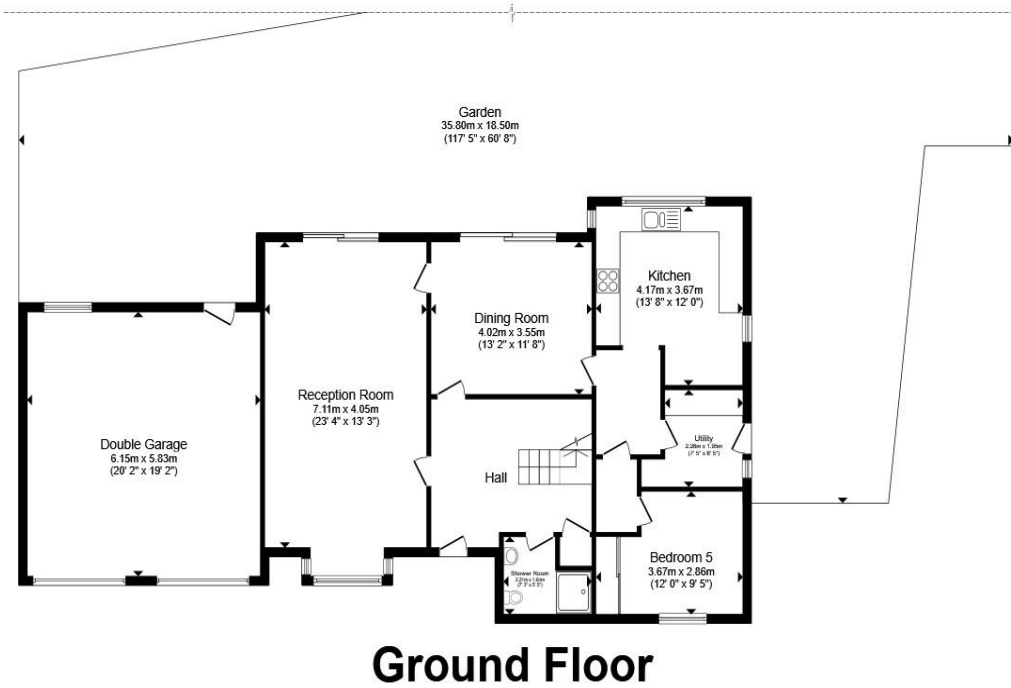
welcome to

Russell Hill Road, Purley

Impressive family home set within a private gated estate equipped with private driveway and double garage. This impressive, detached house is set within a private gated estate, offering both privacy and a sense of exclusivity. The property boasts four generously sized double bedrooms, with the principal bedroom featuring its own dressing area for added comfort and convenience. There are three well-appointed bathrooms, including an en-suite to the main bedroom, a modern family bathroom, and a practical downstairs shower room. The home provides excellent living space with two spacious reception rooms, ideal for both relaxing and entertaining. A separate eat-in kitchen serves as the heart of the home, offering ample room for dining and day-to-day family life, complemented by a dedicated utility room for added functionality. A separate study provides a quiet and versatile space, perfect for working from home or as a reading room. There is also a private driveway allowing parking for multiple cars and a double garage.



Situated on Russell Hill Road, the property enjoys a highly desirable location in a well-regarded residential area. The road is known for its peaceful surroundings, while still offering convenient access to local amenities, reputable schools, and transport links. Nearby green spaces add to the appeal, making it an ideal setting for families seeking a balance of tranquillity and connectivity.



Total floor area 235.0 m² (2,529 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Russell Hill Road, Purley

- Detached House
- Private Gated Estate
- Four Double Bedrooms
- Three Bathrooms
- Two Receptions
- Separate Kitchen + Utility Room
- Rear Garden with Amazing Views
- Study

Tenure: Freehold EPC Rating: C

Council Tax Band: G

£1,000,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SAN108100](https://www.barnardmarcus.co.uk/Property/SAN108100)



Property Ref:
SAN108100 - 0002

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8651 6363



Sanderstead@barnardmarcus.co.uk



Station Approach, Sanderstead, South
Croydon, Surrey, CR2 0PL



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)