



A sizeable family home with an abundance of character and set in a sought-after location

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# Smitham Downs Road Purley CR8

Purley Train station (1 Mile)  
M25 (6 Miles)

Local Shops within a short walk

All times and distances are approximate

Within a short walk of Purley's vast array of amenities and superb train links, is this characterful five bedroom detached family home, which provides sizeable and flexible accommodation throughout. To the rear is a well-cared for landscaped garden, along with ample parking on the generous driveway.

- | Porch
- | Entrance Hall
- | Dining Room
- | Reception Room
- | Kitchen
- | W/C
- | Five Bedrooms
- | En-suite
- | Family Bathroom
- | W/C
- | Landscaped Garden
- | Garage
- | Off-Street Parking

Price £1,125,000





Situated in this highly sought-after road in the heart of Purley and set within a generous plot, this detached family home is a wonderful blend of contemporary and character features. The ground floor comprises a spacious hallway, two substantial reception rooms and a modern kitchen. Upstairs boasts five well sized bedrooms, with an en-suite to the principal and a walk-in wardrobe, plus an additional family bathroom. It is worth noting that the stand out feature of this delightful home is the bespoke woodwork. Ranging from the built-in wardrobes to the kitchen units it's evident that plenty of time has been allocated to the finer details of this property. This continues into the garden which has been extensively landscaped by the current owners. Finally, there is an abundance of parking along with a sizeable garage. A viewing is highly recommended to appreciate what's on offer.

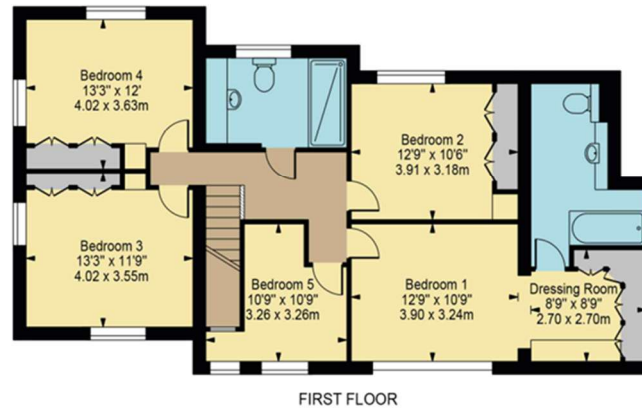
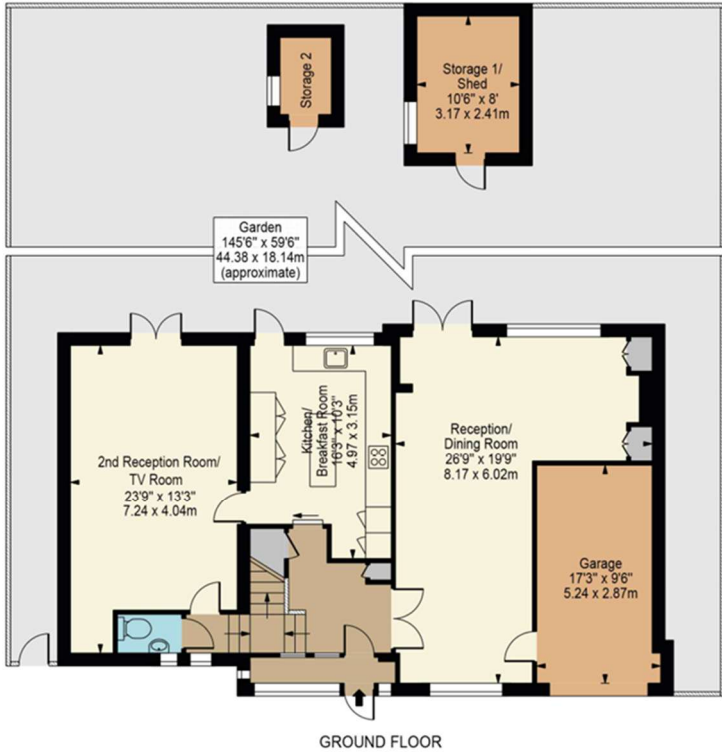


Purley's town centre offers a wide variety of shops, bars, cafes and restaurant, There are also a number of excellent schools within close proximity including the very popular Wallington Girls, Wilson's, John Fisher, Margaret Roper and Thomas More. From Purley Station you can access both Victoria or London Bridge – both circa 25 minutes' of travel time. Likewise, Gatwick Airport is easily accessible and is just 26 minutes in the other direction. Road links are excellent with the A23 moments away, providing easy access to London, the South Coast and the M25. There are a number of local health and leisure clubs to choose from, whilst excellent golf courses, recreation grounds and other open spaces are all close by. A little further afield there's Croydon – offering the kind of facilities you'd expect from a larger town.



Popular Location | En-suite to Principal Bedroom | Five Double Bedrooms | Ample Off-Street Parking | Garage | Modern kitchen | Spacious Entrance Hall | Landscaped Garden

Tenure: Freehold  
 Local Authority: Croydon Council  
 Council Tax Band: F  
 All mains services  
 To the best of our knowledge on production of this brochure



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA  
 2153 SQ FT / 200 SQ M

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