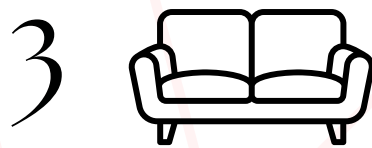
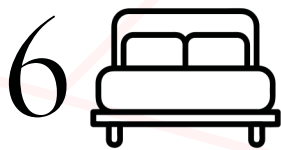




*A charming, six-bedroom,
Edwardian family home boasting
far-reaching views and exceptional
connectivity*



3,405FT² GIA

FOR SALE

Purley Rise,
Purley, CR8 3AU

Preface

Sunshine House, is the endearing name ascribed to this well-appointed dwelling by the owners of thirty years. Resplendent in sunshine, the double-fronted façade benefits from sunrise throughout the year, a feature accentuated by the totemic splayed bay windows (Edwardian-era).

Serving as a family home for the present owners for thirty years, this rarely available opportunity will most certainly appeal to those seeking a timeless and architecturally distinct home that boasts a character and heritage scarcely attainable in such a well-connected town.

The Home

Upon entering the entrance hallway, an unmistakable sense of grandeur is generated, with high ceilings, decorative cornices and yawning picture window providing the level of natural sunlight vaunted by many homeowners at the turn of the twentieth century.

Flowing effortlessly, the ground floor accommodation largely conforms of large proportions and generous living space. The first reception room, nominally a lounge (16'5" x 15'10"), possesses a feature fireplace and sprawling bay window to the front elevation. A dual-aspect office/additional bedroom (19'4" x 9'5") follows on from the lounge and provides further versatility to home ripe for customisation.

A further substantial reception room/family room (23'2" x 13'1") boasts a feature wall housing an electric fireplace along with large patio doors to the rear. This room, like all others - excluding the kitchen, bathroom, utility room, dining room and study is carpeted.

A well-appointed kitchen (17'0" x 11'4") with integrated appliances caters for three-wall cabinetry and boasts a raised platform with balustrades leading to the dining/breakfast room. A modest study (presently being deployed as a shoe room) completes this section of the ground floor.

Finally, a tiled bathroom (10'2" x 6'5") consistent with a contemporary design, hosts a shower cubicle, bathtub and vanity sink which serves as a thoughtful addition to cater for those who may have additional accessibility needs.

Finally, a utility room completes the ground floor area which provides access down to the cellar.



Cellar

A coveted additional storage space - out of sight, out of mind - is provided by a cellar measuring c.71ft². Adequate ceiling height (c.6'2") means that the space remains largely accessible, and could potentially be converted/repurposed as a cinema room, sensory room or sound studio (subject to local planning regulations).

First and Second Floors

Ascending to the first floor, three, well-proportioned double bedrooms flow in a counter clockwise direction. All three bedrooms on this floor are served by an L-shaped family bathroom with hand basin, shower cubicle and bathtub.

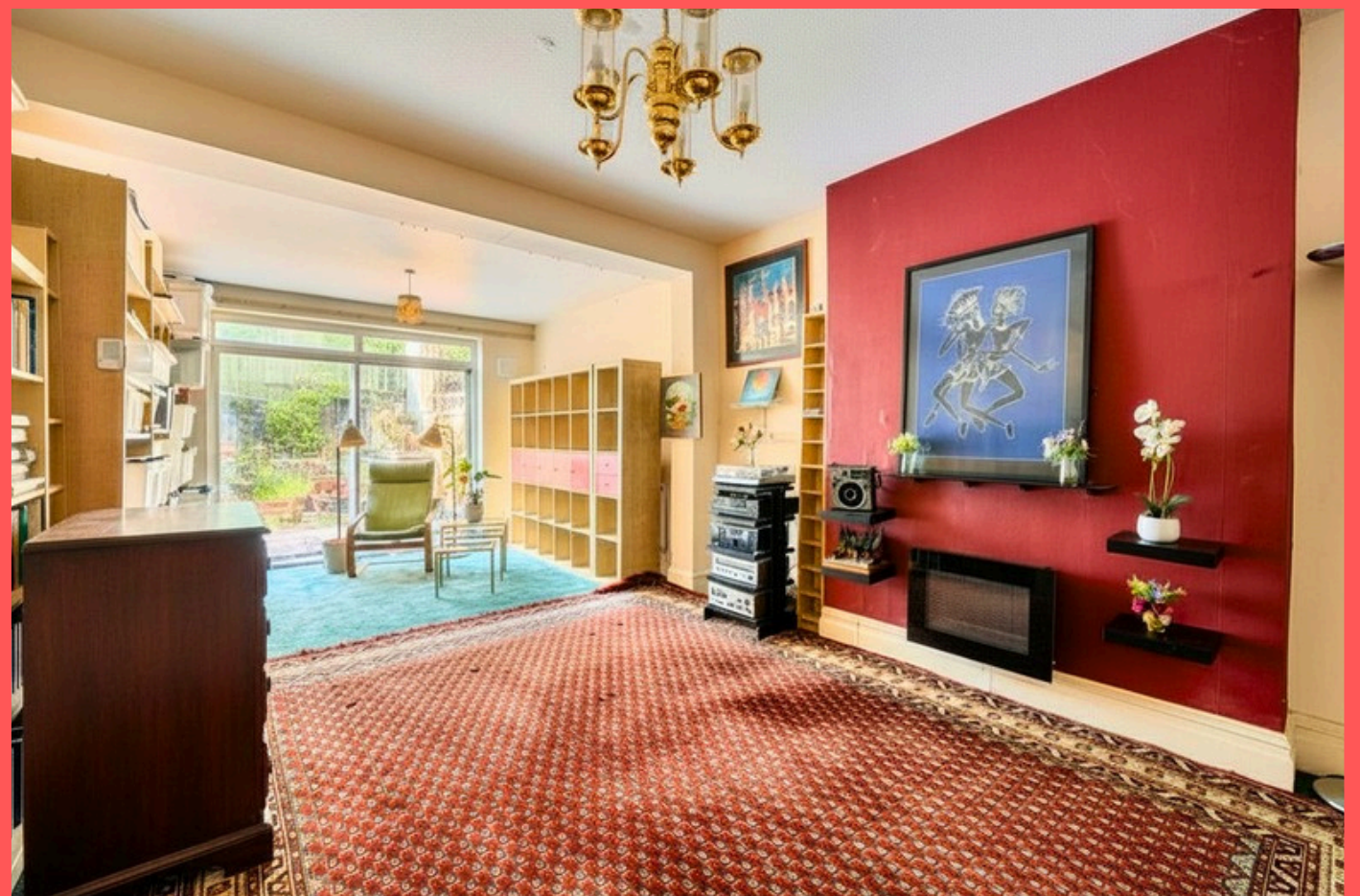
Bedroom 4 (14'1"), like all bedrooms boasts tall ceilings (c.9'0") and ample space for a bed, desk and wardrobes. Bedroom 3 (16'11") possesses a feature fireplace and a large, splayed bay window commanding verdant views across Purley and Kenley.

The first floor is completed by the voluminous Bedroom 1, with proportions more fitting to a reception room. Stretching to almost 22ft at its longest point, this will likely be the subject of a few lively debates amongst family members when room allocation is broached!



The split-level second floor accommodates a further two double bedrooms, a single bedroom and stand-alone W/C. It would be remiss to not make a pointed mention of Bedroom 5 which, similar to Bedroom 1 on the First Floor, is more akin to a reception room in its proportions.

Taken collectively, the property represents a phenomenal opportunity to customise or tailor to your personal circumstances and living arrangements.



Outside

Planted entirely by the existing owner, an array of trees and plants have provided a structure to a terraced rear garden.

The front garden further reinforces the sylvan-vibe and provides a single-access driveway sufficient for three cars.



Purley Rise, Purley, CR8

Approximate Area = 3405 sq ft / 316.3 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR

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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.

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A

B

C

D

E

F

G

80 POTENTIAL

55 CURRENT