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Smitham Bottom Lane, Purley CR8 3DF


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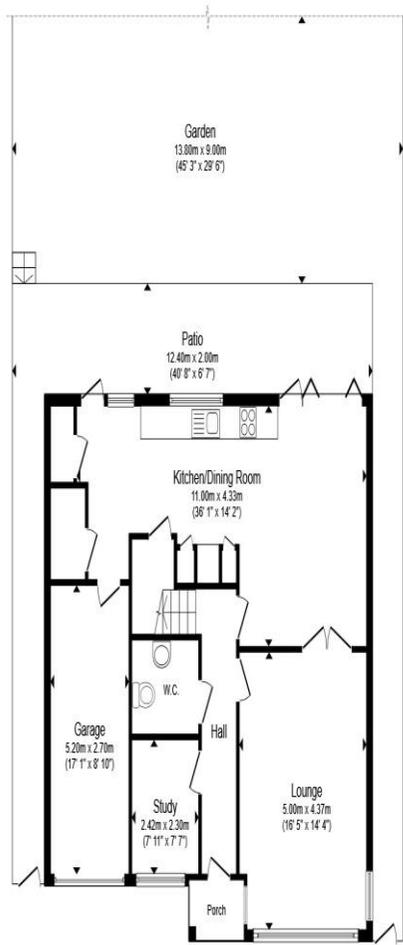
welcome to
Smitham Bottom Lane, Purley

***Spacious family home built in 2015
with ample off-street parking!***

This impressive, detached family home, built in 2015, is arranged over three thoughtfully designed floors and offers generous, versatile living space ideally suited to modern family life. The property has been carefully planned to balance open-plan living with well-defined private areas, creating a practical yet stylish home.

The ground floor provides a welcoming sense of space, centred around an open-plan kitchen and dining area that flows seamlessly onto a private rear garden, making it ideal for everyday living and entertaining alike. A separate lounge offers a comfortable retreat, while a dedicated study provides an excellent work-from-home space. A downstairs W/C adds convenience, and the integral garage offers secure storage and direct access into the house. To the front, a private driveway provides parking for multiple vehicles.

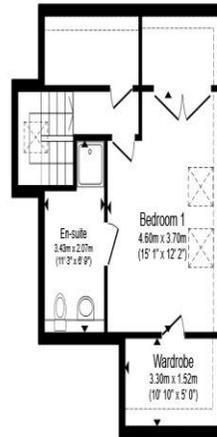




Ground Floor



First Floor



Second Floor



Total floor area 222.4 m² (2,393 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



The first floor accommodates four well-proportioned bedrooms (with one currently used as a dressing room), two of which are served by modern bathrooms, including an ensuite to one bedroom. This level is ideal for family living, guest accommodation, or flexible use such as additional workspace or dressing rooms.

Occupying the entire second floor, the principal bedroom forms a private sanctuary, complete with built-in storage and a stylish ensuite bathroom, offering a peaceful retreat away from the main living areas.

Situated on Smitham Bottom Lane, the property enjoys a desirable setting within a well-regarded residential area of Purley. The location is particularly popular with families due to its proximity to highly rated schools, both state and independent. Excellent transport links are close at hand, with Purley and Coulsdon South stations providing direct services into London, making it ideal for commuters. The area also benefits from easy access to local shops, cafés, and amenities, while nearby green spaces and countryside walks offer a semi-rural feel. Major road links, including the M25 and A23, are easily accessible, ensuring convenient travel across Surrey, London, and the South East.

welcome to

Smitham Bottom Lane, Purley

- Detached House - Built in 2015
- Five Bedrooms
- Three Bathrooms (Two En-suites)
- Open Plan Kitchen/Diner
- Generous Lounge

Tenure: Freehold EPC Rating: C

Council Tax Band: G

£950,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107918



Property Ref:
SAN107918 - 0004

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 barnard marcus



020 8651 6363



Sanderstead@barnardmarcus.co.uk



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



barnardmarcus.co.uk