

Old Lodge Lane | | Purley | CR8 4AY

Guide Price £475,000

BOND & SHERWILL
EST. 1908

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Guide-Price: £475,000 - £500,000
Located on a popular road in Purley this two-bedroom, detached bungalow is chain-free with a driveway and off-street parking.

The interior benefits from a separate entrance hall, two good-size bedrooms, lounge, kitchen, wet room, separate W.C, conservatory, double-glazing and gas central heating.

Additional features include a good-size rear garden.

One of the most appealing features of the local area is the schools. Popular local schools include Beaumont Primary School, New Valley Primary School and Little Learners Day Nursery.

Reedham Railway Station provides swift and direct access to London Bridge and London Victoria, while Purley Railway Station can be used for Gatwick Airport and Brighton. In addition, local buses serve destinations including Caterham, Banstead, Old Coulsdon, Redhill, Central Croydon, West Croydon and Streatham, while the N68 route provides nightly buses both into and from Central London and Waterloo Railway Station. The M23/M25 interchange at Hooley can be used to access the national motorway network.

Coulsdon Manor Golf Club & Reedham Park Tennis Club are amongst popular local destinations while a variety of amenities, shops, gyms and restaurants can be found in Purley Town Centre.





Entrance Hall
The entrance hall includes radiator and access ramp leading to lounge/diner.

Lounge/Diner
The lounge/diner includes radiator, electric fireplace with marble-effect hearth & surround, double-glazed sliding door to conservatory and coved ceiling.

Hallway
The hallway includes concealed radiator, smoke alarm, loft hatch and coved ceiling.











Porch
The porch includes double-glazed window and double-glazed glass-panel door to side of property.

Kitchen
The kitchen includes tiled floor, radiator, wall & base level units with work surface area, sink with drainer, four-ring electric hob with extractor hood, space for washing machine, space for free-standing fridge-freezer, oven, double-glazed window, double-glazed glass-panel door to conservatory and partially-tiled walls.

Passage
The passage includes cupboard and coved ceiling.

W.C
The W.C includes low-level W.C with dual-flush, radiator, partially-tiled walls, double-glazed opaque window and wash-hand basin.

Wet Room
The wet room includes shower area, low-level W.C with dual-flush, handrails, radiator, wash-hand basin with stainless-steel mixer tap, tiled walls, double-glazed opaque window and extractor fan.

Bedroom One
Bedroom one includes radiator, double-glazed window and coved ceiling.

Bedroom Two
Bedroom two includes radiator, double-glazed window and coved ceiling.

Conservatory
The conservatory includes tiled floor, two radiators, double-glazed windows and double-glazed glass-panel double-doors leading to rear garden.

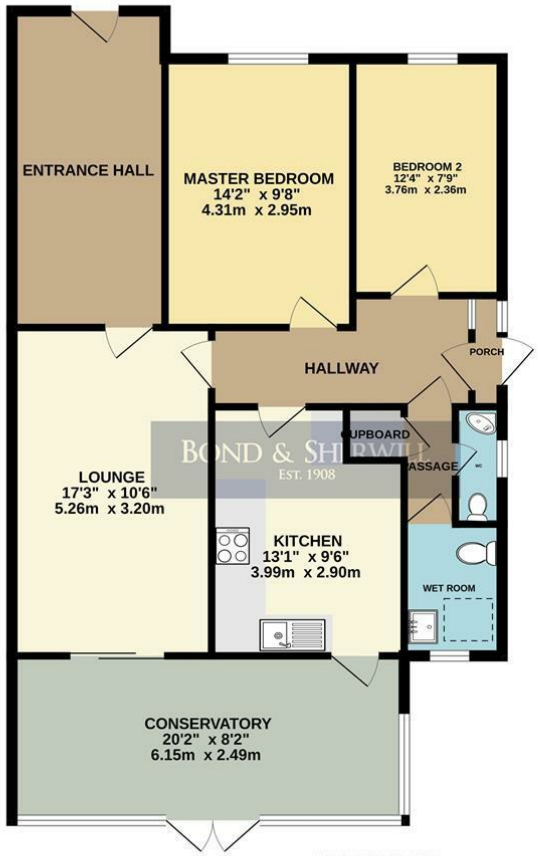
Front of Property
The front of the property is partially laid to lawn and includes driveway with off-street parking, hedges & plants.

Rear Garden
The rear garden includes an initial tier which includes a patio area, side access and a water tap, before ascending to another tier that is mostly laid to lawn with features including a range of plants, shrubs & hedges.





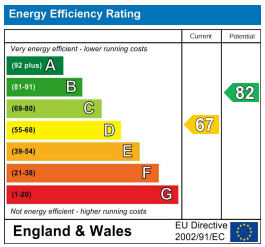




GROUND-FLOOR
1008 sq.ft. (93.7 sq.m.) approx.

TOTAL FLOOR AREA : 1008 sq.ft. (93.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bond & Sherwill
134 Brighton Road
Coulsdon
Surrey
CR5 2ND
020 8660 0189
sales@bondandsherwill.co.uk