



Pirlea Mews by Nihaven Homes
A, 24 Smitham Bottom Lane, Purley, Surrey, CR8 3DA

Pollard Machin

estate agents since 1885

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Purley, CR8 3DA**

Asking Price: OIEO £765,000

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A boutique collection of four exceptional new homes in a sought-after area of Purley. Set within a beautifully landscaped setting on Smitham Bottom Lane, this exclusive development comprises four thoughtfully designed semi-detached houses, offering a rare combination of contemporary design, generous accommodation and a peaceful suburban environment.

Each home has been created with modern family living in mind, with allocated parking spaces with EV charging points, well-proportioned rooms, excellent natural light and a high specification throughout. The impressive kitchen/dining spaces form the heart of the homes, complemented by stylish living accommodation, generous bedrooms and beautifully crafted bathrooms and en-suites. Carefully considered interior finishes, bespoke-style cabinetry, feature lighting and stylish bathroom suites create a sophisticated yet welcoming feel.

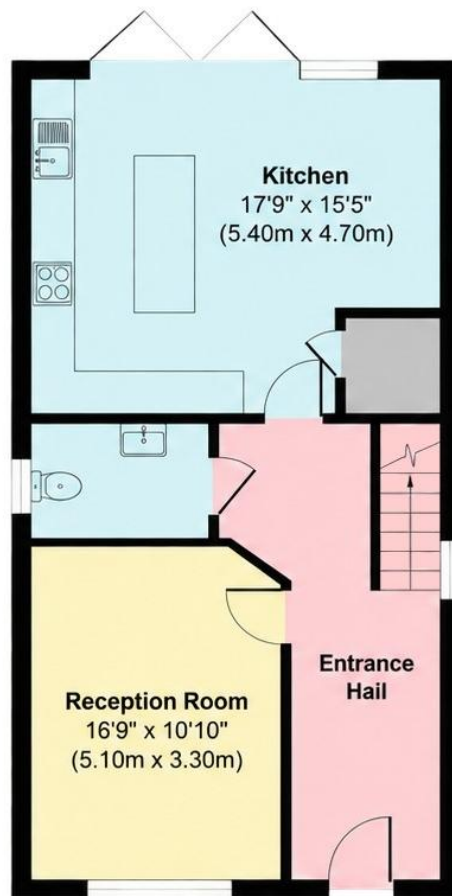
The location offers an ideal balance of seclusion and convenience. Purley town centre is close by, providing a great selection of shops, cafés, restaurants and everyday amenities.

For commuters, Purley Station provides regular Southern and Thameslink services. Direct trains to London Bridge take around 21–25 minutes, making central London readily accessible while retaining the advantages of a peaceful suburban setting.

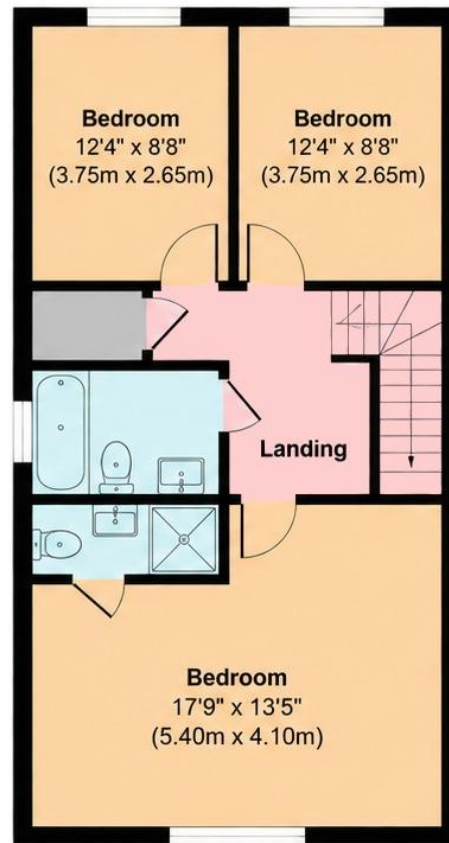
The area is particularly well served for schools, with the well-established primary and secondary schools in and around Purley. Riddlesdown Collegiate, Thomas More Catholic School, The John Fisher School and Margaret Roper Catholic are all nearby.

A distinctive new-home opportunity, combining contemporary architecture, generous accommodation, sophisticated interiors and a secluded setting, Pirlea Mews by Nihaven Homes represents an exciting opportunity to acquire a brand-new home in one of Purley's most sought-after areas.





Ground Floor



First Floor

Approx. Gross Internal Area 1,372 sq. ft / 127.44 sq. meters

While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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EPC rating to be confirmed

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