



50 Smitham Downs Road, Purley, CR8 4NE

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- A most impressive detached five-bedroom family residence
- Beautifully extended and comprehensively modernised throughout
- Three contemporary bath/shower rooms
- Two elegant reception rooms
- Stunning open-plan kitchen, breakfast and family room
- Heated outdoor swimming pool with sun terrace
- Separate utility room and home office/study
- Detached garden room currently arranged as a gymnasium/home office
- Detached double garage and extensive driveway parking
- Landscaped gardens to both front and rear

£1,320,000 Freehold



DESCRIPTION

Set well back from the road within a generous plot, this exceptional detached family home has been thoughtfully extended and extensively refurbished to create a stylish and versatile residence perfectly suited to modern family living.

The welcoming entrance hall immediately sets the tone, featuring striking herringbone flooring. From here, the accommodation flows seamlessly into a selection of impressive reception spaces. At the front of the property, a bright dual-aspect sitting room enjoys a secluded side garden views. To the rear, a spacious family/dining room also opens onto the garden, creating an ideal setting for entertaining and everyday family life.

Undoubtedly the heart of the home is the spectacular open-plan kitchen, dining and family room. Combining contemporary design with the property's period character, this outstanding space features a comprehensive range of integrated appliances, a substantial central island, breakfast bar seating and expansive glazing. Large sliding doors and corner windows flood the room with natural light while providing uninterrupted views across the beautifully maintained rear garden and swimming pool.

The ground floor further benefits from a dedicated study, a practical utility room and a stylish shower room, conveniently positioned to serve the outdoor pool area.

The first floor offers five well-proportioned bedrooms, complemented by two luxurious family bath/shower rooms finished to a high specification.

Externally, the property continues to impress. A recently installed garden room, currently utilised as a gymnasium, provides flexible space that could equally serve as a home office, studio or leisure room. The landscaped gardens feature level lawns to both the front and rear, while the refurbished heated swimming pool is surrounded by an attractive sun terrace, creating a private outdoor retreat ideal for relaxation and entertaining.

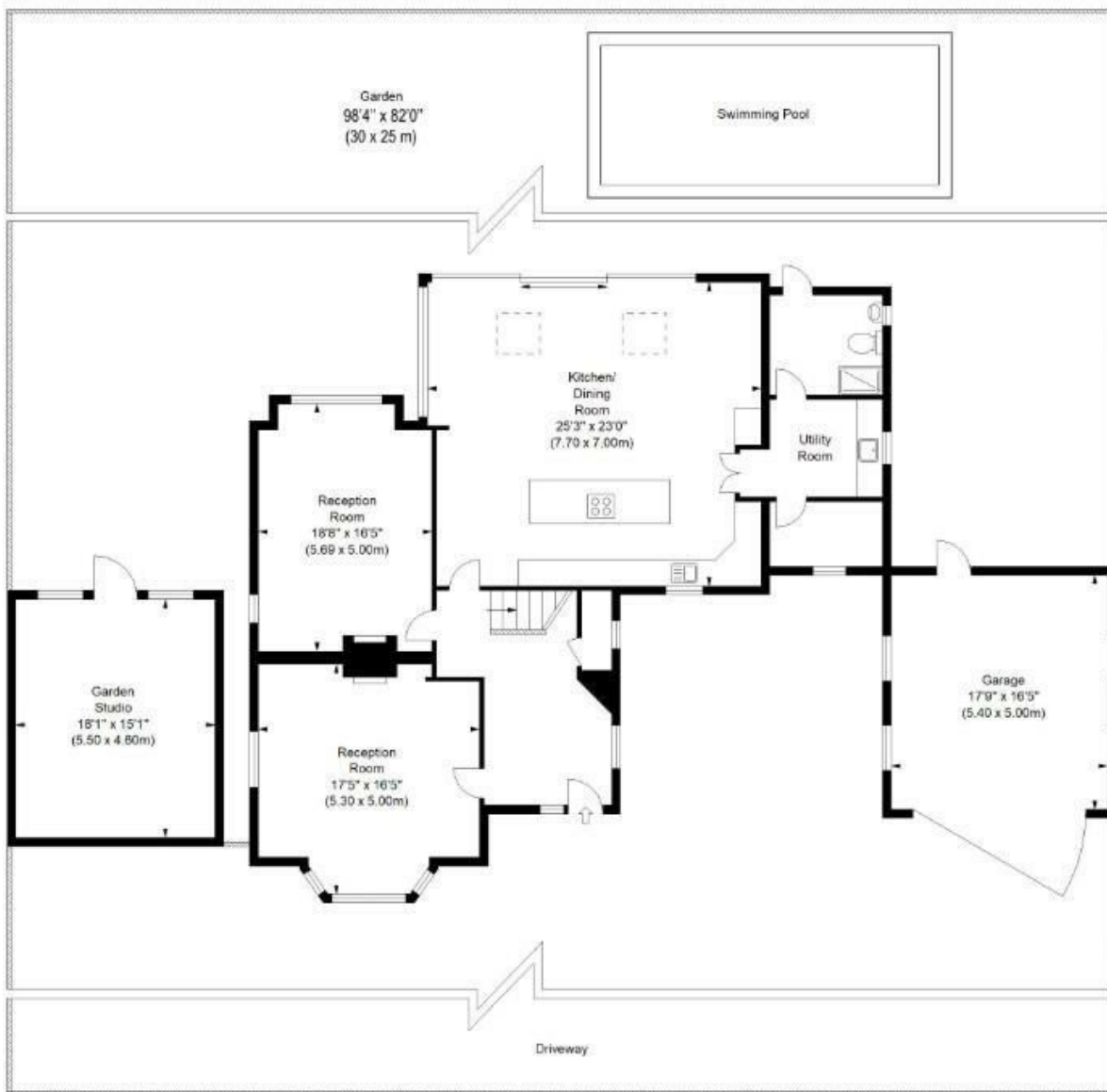
To the front, a substantial driveway provides ample off-street parking and leads to a detached double garage. Presented in excellent condition throughout, this outstanding home offers a rare combination of space, style and practicality, and early viewing is highly recommended.

Ideally positioned in the highly sought-after area of Purley, the property enjoys excellent access to a range of highly regarded state and independent schools, including John Fisher School, Laleham Lea School, Oakwood School and Riddlesdown Collegiate.

Purley Railway Station is within easy reach, providing fast and frequent services to Central London, including London Bridge, Victoria and Farringdon, with journey times of approximately 25 minutes. Gatwick Airport is also conveniently accessible in around 26 minutes by rail.

The area benefits from excellent road connectivity, with the A23 and M25 offering straightforward access to London, the South Coast and the wider motorway network. For leisure and recreation, residents can enjoy a variety of nearby golf courses, tennis clubs, fitness centres and open green spaces, making this an ideal location for families and commuters alike.





Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Smitham Downs Road
Approximate Gross Internal Area (Including Garage & Garden Studio)
3105 sq ft / 286.50 sq m



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			67
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			