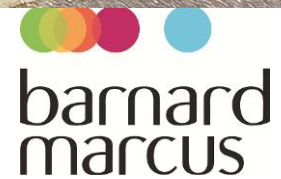




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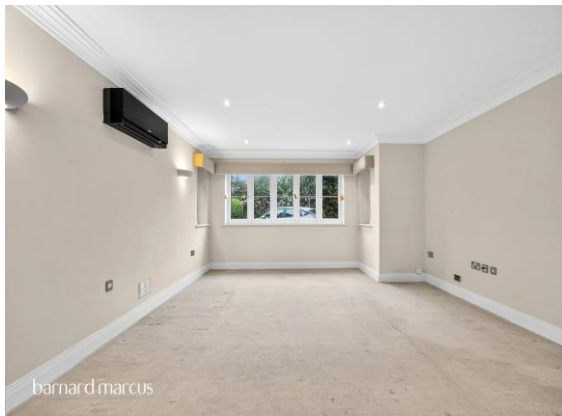
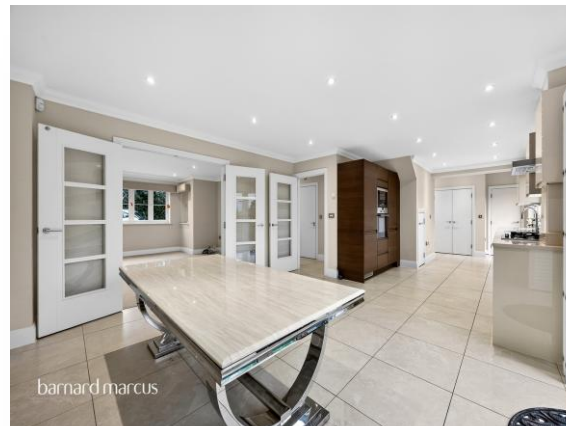
Smitham Bottom Lane, Purley CR8 3DF


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welcome to

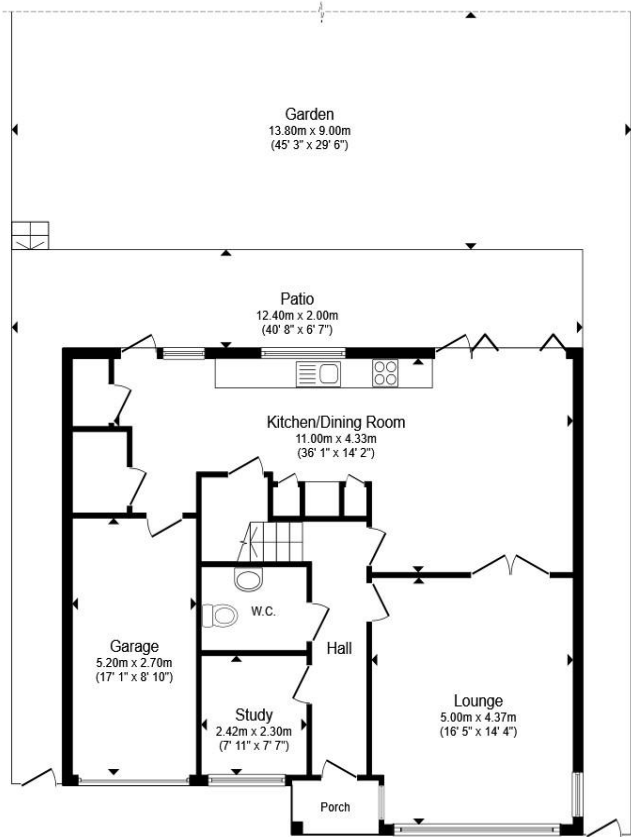
Smitham Bottom Lane, Purley

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. 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.

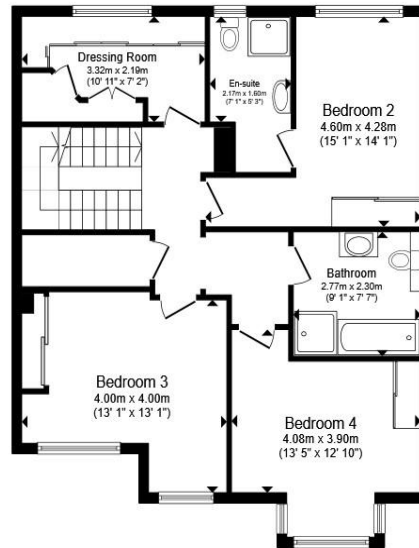


Auctioneer's Comments

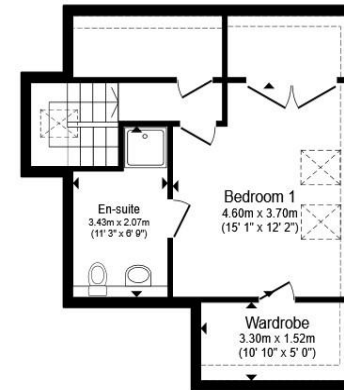
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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



welcome to

Smitham Bottom Lane, Purley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached House - Built in 2015 with Driveway
- Five Bedrooms, Three Bathrooms (Two En-suites), Study
- Open Plan Kitchen/Diner
- Generous Lounge
- Private Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: G

guide price

£825,000



Please note the marker reflects the postcode not the actual property

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



Property Ref:
SAN107918 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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