

5 Badgers Walk, West Purley, Surrey, CR8 3PX  
£880,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

Occupying a prime position and offered to the market with no onward chain, this is a rare opportunity to acquire a distinguished home in a highly desirable location. Situated in a highly favoured West Purley location, this substantial detached bungalow occupies a quiet position within a private cul-de-sac, offering both privacy and convenience. The property is ideally located within easy reach of Purley and Banstead town centres, providing a range of shops, amenities, and transport links.

Boasting versatile, well-presented accommodation this property should not be missed. The beautifully proportioned accommodation is both elegant and practical comprises two large reception rooms and a conservatory and a fitted kitchen which is complemented by a separate utility room for added practicality.

There are four good sized bedrooms providing flexible accommodation to suit a variety of lifestyles as well as two well-appointed bath/shower rooms. Externally, the property continues to impress with a private enclosed garden, offering an ideal space for outdoor dining and entertaining. At the front, there is driveway parking and a garage.



## ROOMS

### ENTRANCE HALL

**LOUNGE** 23' 1" x 14' 9" (7.04m x 4.5m)

**DINING ROOM** 11' 1" x 10' 2" (3.38m x 3.1m)

**CONSERVATORY** 13' 7" x 10' 0" (4.14m x 3.05m)

**KITCHEN** 13' 7" x 10' 10" (4.14m x 3.3m)

### UTILITY ROOM

**BEDROOM 1** 12' 2" x 10' 0" (3.71m x 3.05m)

**BEDROOM 2** 14' 7" x 11' 2" (4.44m x 3.4m)

**BEDROOM 3** 10' 9" x 9' 8" (3.28m x 2.95m)

**BEDROOM 4/STUDY** 9' 11" x 9' 1" (3.02m x 2.77m)

### SHOWER ROOM

### BATHROOM

### DRIVEWAY

**GARAGE** 16' 5" x 10' 6" (5m x 3.2m)

### NO CHAIN

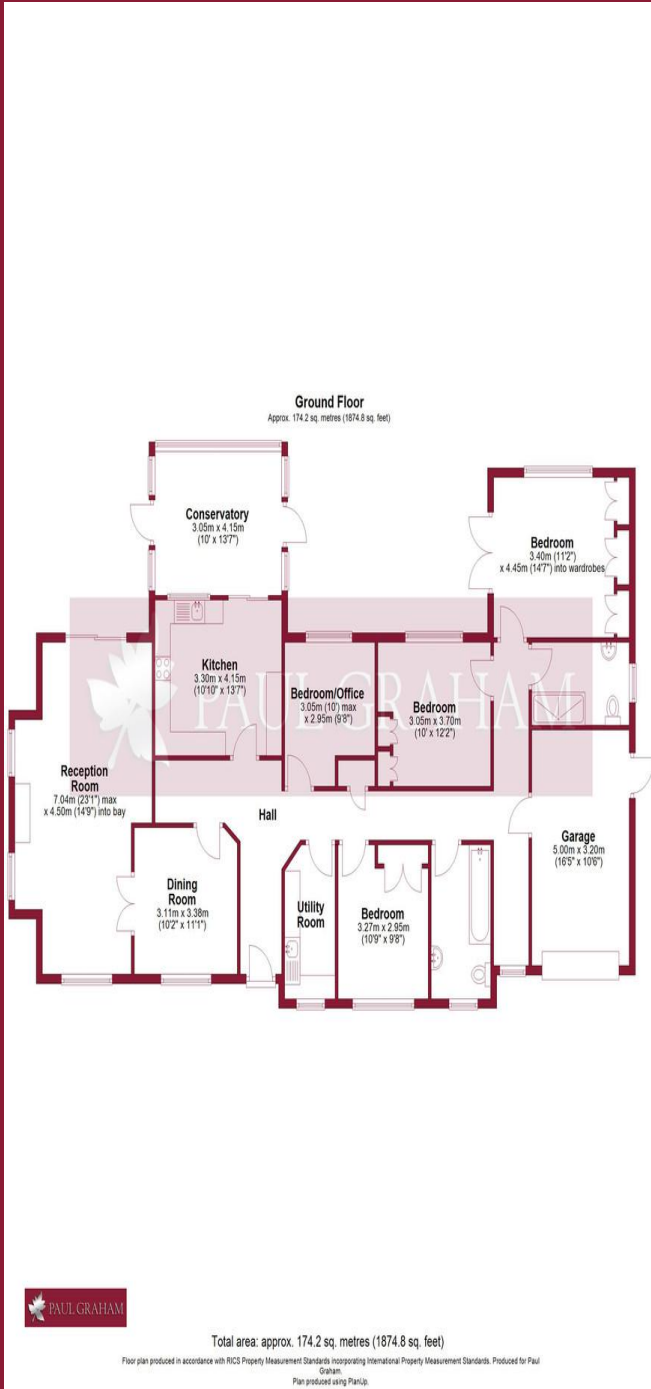
**SOUGHT AFTER PRIVATE CUL DE SAC**



# PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)

# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk