

## 2 Bedroom Terraced

Lansdowne Road, Purley, CR8 2PB

£450,000



- Extended with Approx. 1100 sq ft!
- Large kitchen with new combi boiler
- On street parking
- Vendor suited!
- Council Tax Band: D
- 2 Double Bedrooms + Large loft room
- Separate utility area
- Period features



## 2 Bedroom Terraced

£450,000

Lansdowne Road, Purley, CR8 2PB

Victorian Home in the Heart of Purley

Positioned on one of Purley's most characterful Victorian roads, this beautifully maintained period home on Lansdowne Road offers the perfect blend of heritage charm and modern convenience, enjoyed by its current owners for over forty years. Retaining many of its original features; most notably the striking cast iron fireplace and surround, and cast iron radiators, the property exudes warmth, craftsmanship and timeless Victorian elegance.

Inside, the house has been thoughtfully enhanced to suit contemporary living. The generous kitchen provides excellent workspace and storage, complete with all essential appliances including an integrated dishwasher, while a separate utility area keeps household tasks neatly tucked away. Modern smart shutter blinds add a stylish, practical finish. A new combi boiler has been fitted too. A major advantage of this home is its two double bedrooms, and well designed large loft room (previously with loft light) with its own staircase leading up to it, offering flexibility for guests, home working or a growing family. This house has been carefully looked after by its current owners, ensuring it is ready to move straight into. The house benefits from some lovely practical features such as the tiled flooring in the kitchen and in the utility area, the smart separate shower cubicle in the bathroom and the built-in cupboards in the main bedroom and the spot lights in the kitchen and in the bathroom and granite worktops in the kitchen. Outside, residents benefit from unrestricted street parking, a rare and valuable feature in such a central location.

Purley itself has a rich local heritage. Once a rural hamlet, it grew rapidly in the Victorian era as Londoners sought elegant homes with cleaner air and easy rail access to the city. Many of the surrounding streets still showcase this period charm, with handsome villas, tree lined avenues and a strong sense of community that continues to define the area today.

Altogether, this is a home that offers Victorian character, modern comfort, superb transport links and everyday convenience: a compelling combination in one of Purley's most desirable residential pockets.

## Location

### Living in Victorian Purley

Purley has long been regarded as one of South London's most desirable commuter suburbs; a place where leafy residential streets, excellent transport links and a strong sense of community come together to create an enviable lifestyle. At its heart lies a charming pocket of Victorian Purley, where elegant period homes line quiet avenues and the character of the late 19th century still shapes the neighbourhood today.

Just moments from the property, Purley town centre offers everything needed for day to day living. From the convenience of the Tesco Superstore to independent cafés, restaurants and local services, residents enjoy a vibrant yet relaxed town atmosphere. The area's popularity with families and professionals continues to grow thanks to its balance of suburban calm and urban accessibility.

Purley Station is one of the area's greatest assets, providing fast, direct rail connections; around 20 minutes to Gatwick Airport and approximately 25 minutes to central London. Whether commuting, travelling for business or heading into the city for leisure, or to Brighton for a day out at the coast, the journey is effortless.

For those travelling by car, Purley sits at the gateway to the A22, one of the South East's most historic and important trunk routes. Beginning at Purley Cross, the A22 stretches all the way to Eastbourne, following much of the old 18th century London & Lewes turnpike road. Today it links London with Surrey, West Sussex and East Sussex, passing through rolling countryside, market towns and the iconic Ashdown Forest and the ancient woodland that inspired A. A. Milne's Winnie the Pooh. This blend of transport convenience and natural heritage is a defining feature of the area.

Families are particularly drawn to Purley for its strong educational offering. Riddlesdown Collegiate, one of the borough's most respected secondary and sixth form institutions, is close by, along with a selection of well regarded primary schools. This makes the area especially appealing to those looking for long-term stability and quality schooling.

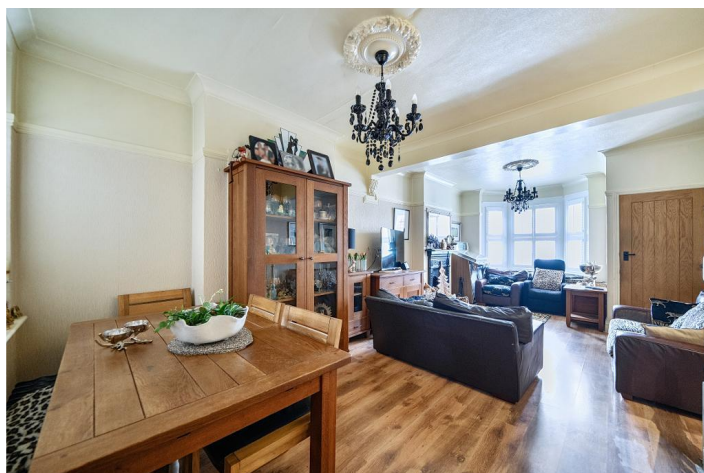
Purley's history adds an extra layer of charm. Once a rural hamlet surrounded by farmland, it transformed during the Victorian era as Londoners sought elegant homes with cleaner air and easy rail access to the capital. Many of the original villas and terraces remain, giving the neighbourhood its distinctive character and enduring appeal. Today, Purley retains that same sense of space, greenery and community spirit that first attracted residents over a century ago.

Altogether, Victorian Purley offers a lifestyle that blends heritage, convenience, excellent transport links and a welcoming community; a combination that continues to make it one of Surrey's most attractive places to call home.

## Property Description

### Ground Floor

**Reception room** - Entrance porch with door leading to an open plan room with separate living area and dining area retaining some lovely Victorian features like the open fire place and surround and the coved cornices. High ceilings with a modern



touch in the form of the smart shutter blinds. A great combination of the old and new.

**Kitchen** - A deep kitchen with plenty of work surface and storage with the advantage of a separate utility area, a popular must-have for many. The tiled floor gives a solid feel and the skylight adds to the feeling of light and space. New combi boiler and granite worktops. A beautiful wisteria greets you at the entrance to the garden.

**Utility area** - With space for various appliances including fridge freezer washing machine and separate dryer. Well lit with further space for breakfast table and chairs.

## First Floor

**Landing** - Airing cupboard and stairs to loft room.

**Bathroom** - Spacious and well presented with the convenience of a modern and separate shower cubicle in addition to the bath.

**Bedroom 1** - The main double bedroom with shutter blinds and smart full length built-in wardrobes, well presented with soft tones.

**Bedroom 2** - A double bedroom with space for wardrobes and chests of drawers overlooking the pretty garden.

**Loft room** - Staircase to converted loft with space large enough to accommodate a double bed for occasional guests and accompanying furniture/ or for use as a study space. At one time there had been a loft light which has since been tiled over.

**Consumer Note** - No appliances or warranties are to be tested or examined by us.

A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any other questions they may have such as local consents or questions about the area and the sale contract must prevail.



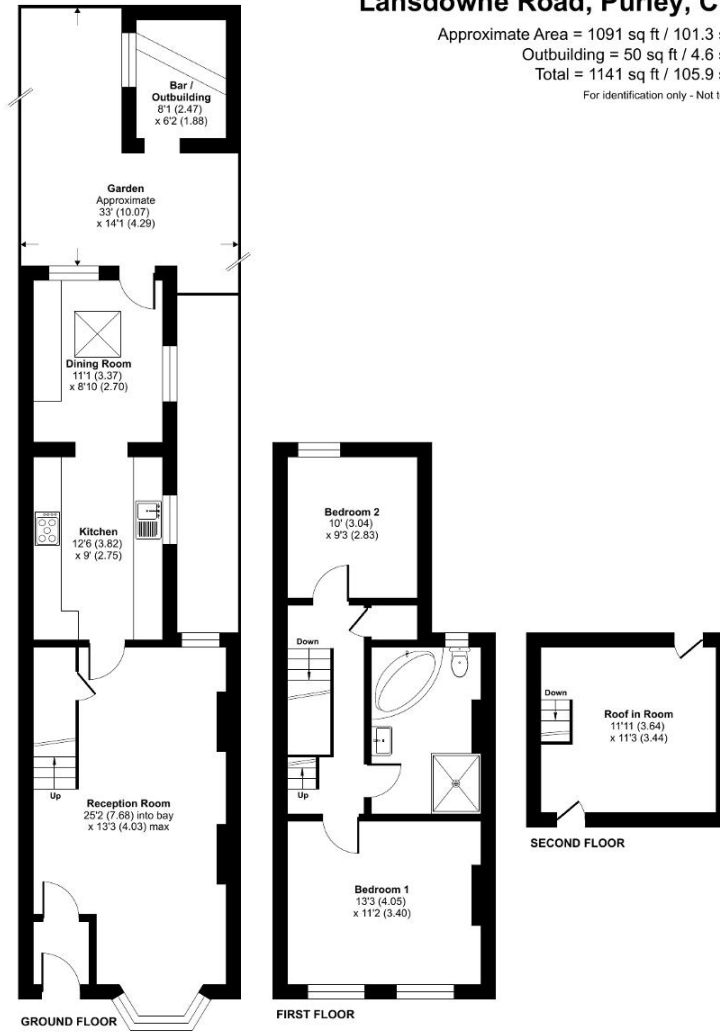


# Floorplan(s)

## Lansdowne Road, Purley, CR8

Approximate Area = 1091 sq ft / 101.3 sq m  
 Outbuilding = 50 sq ft / 4.6 sq m  
 Total = 1141 sq ft / 105.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2026. Produced for Hannah James Estates. REF: 1441523

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**Consumer note:** These details should not be relied on for accuracy or completeness and do not form part of any agreement. No appliances or warranties are to be tested or examined by us. A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any questions they may have about local consents or questions about the area and the sale contract must prevail. Hannah James Estates is regulated by the PRS No. 4386 and is a trading name of Manchesters Solicitors which is Authorised and Regulated by the SRA under SRA No. 58391.