



Brancaster Lane, Purley CR8 1HL

welcome to
Brancaster Lane, Purley

Charming house with potential to improve.

This spacious four-bedroom semi-detached home offers an ideal setting for families seeking comfort, space, and convenience. The property enjoys a peaceful yet well-connected location, with easy access to local amenities, reputable schools, and excellent transport links including nearby Purley and Riddlesdown stations, providing direct routes into central London.

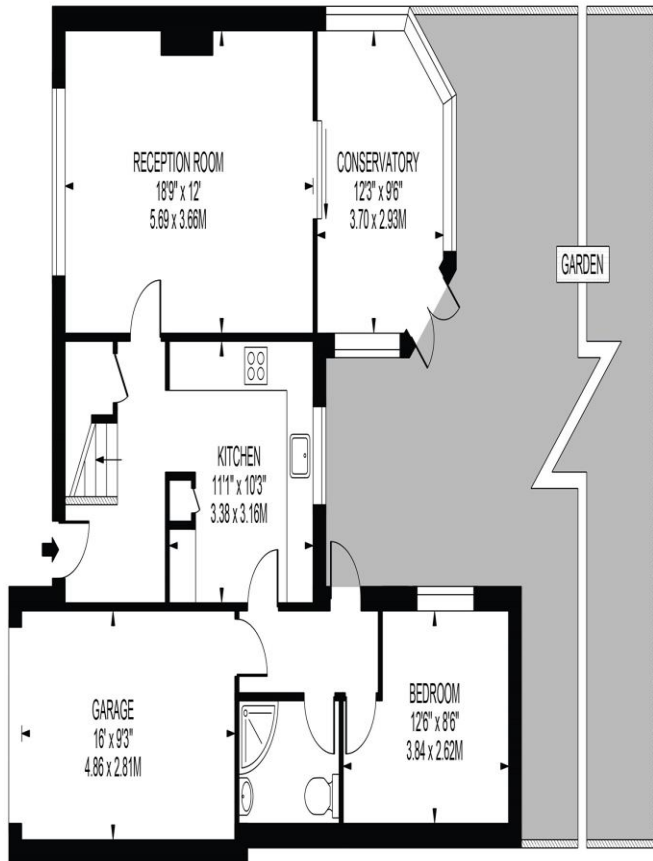
The home is thoughtfully arranged over two floors and offers a flexible layout to suit modern living. On the ground floor, there is a generously sized reception room filled with natural light, a separate well-appointed kitchen, and a bright conservatory that opens out to the rear garden. A convenient ground-floor bedroom and bathroom offer versatile options for guest accommodation or multigenerational living.



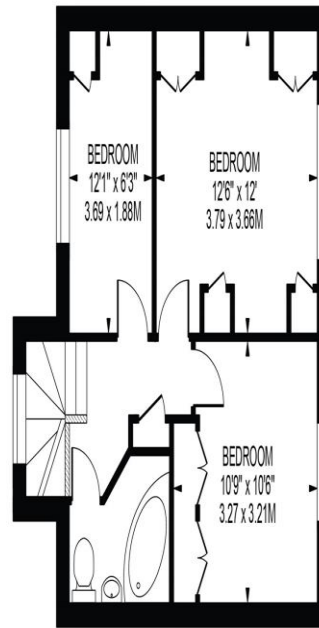
BRANCASTER LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1166 SQ FT - 108.28 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 147 SQ FT - 13.66 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Upstairs, you'll find three further well-proportioned bedrooms along with a family bathroom. The property benefits from a tiered rear garden, offering multiple levels of usable outdoor space perfect for relaxing, entertaining, or gardening.

Additional features include a private driveway and garage, providing ample off-street parking and storage options. With its spacious interior, practical layout, and prime location on a desirable residential street, this property presents an excellent opportunity for those looking to settle in a well-connected yet tranquil area.

welcome to

Brancaster Lane, Purley

- Four Bedrooms
- Two Bathrooms
- Generous Reception
- Separate Kitchen
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107830



Property Ref:
SAN107830 - 0004

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.

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