



Higher Drive, Purley, CR8 2HR

£725,000

- DETACHED FAMILY HOME IN A SOUGHT-AFTER SETTING
- SEPARATE DINING ROOM WITH PATIO DOORS TO THE GARDEN
- THREE DOUBLE BEDROOMS
- PATIO AREA IDEAL FOR OUTDOOR DINING AND ENTERTAINING
- EPC - D
- SPACIOUS SITTING ROOM WITH FEATURE FIREPLACE
- FITTED KITCHEN WITH VIEWS OVER THE REAR GARDEN
- FAMILY BATHROOM WITH BOTH BATH AND SHOWER
- DETACHED TANDEM DOUBLE GARAGE PROVIDING EXCELLENT PARKING AND STORAGE
- COUNCIL TAX BAND - F

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Property Type: Detached House

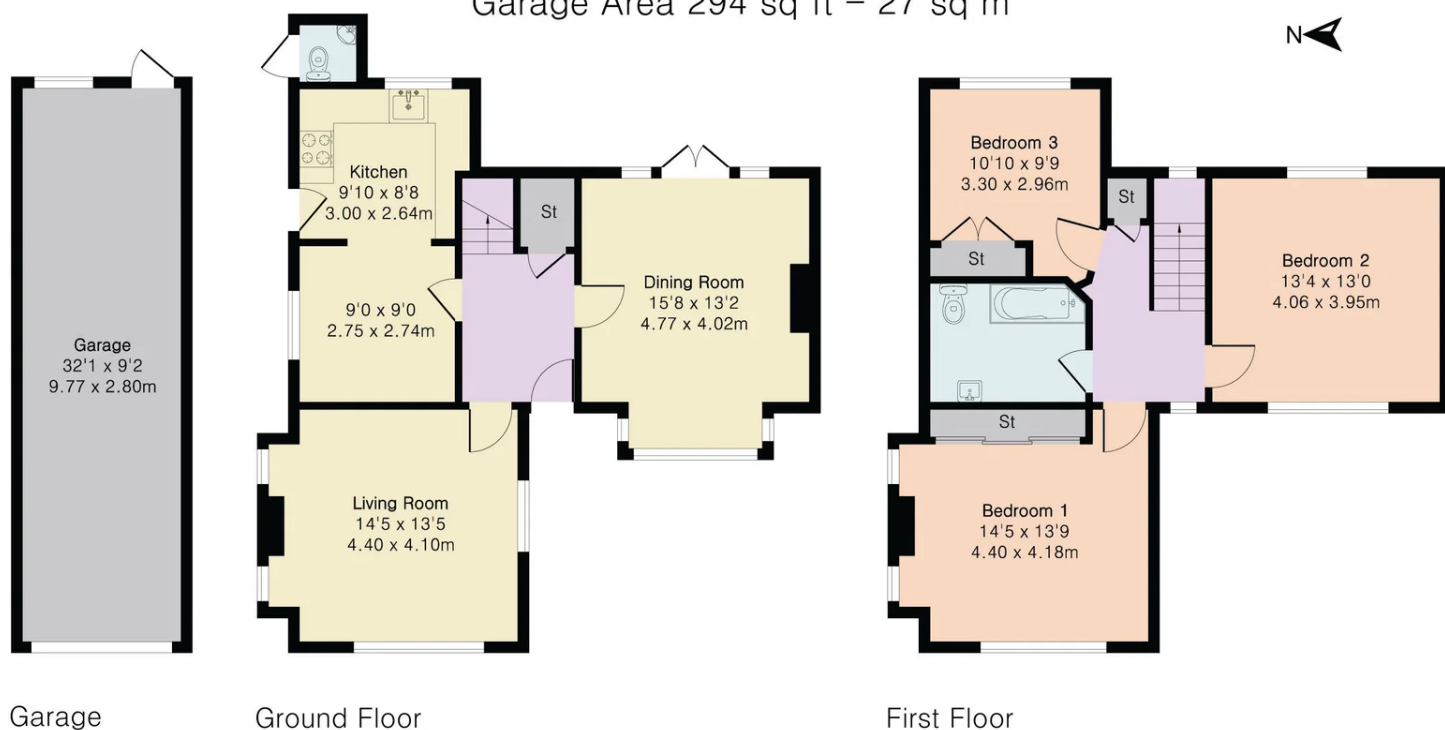
JOHN BROWN & MARK YOULL
SALES & LETTINGS

**Approximate Gross Internal Area 1285 sq ft - 119 sq m
(Excluding Garage)**

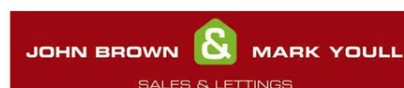
Ground Floor Area 659 sq ft – 61 sq m

First Floor Area 626 sq ft – 58 sq m

Garage Area 294 sq ft – 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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