



50 Higher Drive, Purley, CR8 2HF

Guide price £925,000



Cromwells
ESTATE AGENTS



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**** GUIDE PRICE £925,000 - £950,000**** Situated on a bold plot in one of Purley's most favoured roads, is this impressive five bedroom detached family home offering over 2600 sq ft of accommodation over four floors. This unique and charming property has retained many of its lovely original period features with high ceilings, cast iron fireplaces and leaded light windows, together with modern additions including a high specification luxurious kitchen and a contemporary bathroom and downstairs WC. It features spacious accommodation throughout with five double bedrooms, three reception rooms, and a large basement level which offers the perfect opportunity for someone to add their personal touch, with excellent scope to convert into further living or entertainment space subject to relevant planning being granted.

One of the highlights this lovely home offers are the stunning scenic views across Purley which can be enjoyed from the elevated patio area accessed from the living room. The rear garden has been well maintained and features a large lawn section and second patio area outside the conservatory, which offers the perfect spot to relax or socialise with family and friends. There is also a detached garage and driveway to the front for added convenience. A viewing is highly recommended in order to appreciate the size and character this stunning home has to offer.

Accommodation

Front door into

Spacious Entrance Hall
Radiator, fitted carpet, under stairs storage cupboard, bay window to rear aspect.

Dining Room
Cast-iron fireplace, bay window to front aspect, window to side aspect, radiator, varnished floorboards.

Downstairs WC
With enclosed WC and vanity wash handbasin with chrome mixer tap and storage below, extractor fan, tiled floor.

Lounge
With log burner, radiator, fitted carpets, windows to rear and side aspect, patio door leading out to terrace and patio area.

Breakfast Room
Built-in cupboards, window to front aspect with fitted shutters, radiator, vinyl flooring.

Kitchen
Range of modern fitted kitchen units and drawers with granite work surface, inset 1 1/2 bowl stainless steel sink with chrome mixer tap, space for range cooker with extractor hood above, integrated dishwasher and microwave, modern chrome radiator, tiled splashback, vinyl floor, door to side access, windows to front and side aspect, stairs down to the basement.

Basement Level

Utility Room
Space and plumbing for washing machine and dryer, fitted units with inset stainless steel sink, door into conservatory.

Games Room
Radiator, carpet tiles, feature window to rear aspect.

Home Office

Basement Storage Rooms
With power and light, wall mounted 'Valliant' boiler

Conservatory
Double glazed conservatory with tiled flooring and door leading out to garden.

Upstairs Accommodation

First floor spacious hallway

With fitted carpet and airing cupboard.

Bedroom One
Windows to rear and side aspect, cast iron fireplace, radiator, wood laminate flooring.

Bedroom Two
Window to front aspect, radiator, cast-iron fireplace, built-in cupboard, wood laminate flooring.

Bedroom Three
Cast-iron fireplace, bay window to front aspect, radiator, wood laminate flooring.

Bedroom Four
Feature fireplace, radiator, window to rear aspect, wood laminate flooring.

Family Bathroom
Corner jacuzzi bath with chrome mixer tap, 'Mira' shower, pedestal wash handbasin with chrome mixer tap, heated chrome towel rail, radiator, part tiled walls, tiled flooring, window to front aspect.

Separate WC
With wash hand basin and WC, radiator, tiled flooring, window to front aspect

Stairs to 2nd floor landing. Door to large loft space.

Bedroom Five
Radiator, window to rear aspect with laminate flooring.

Outside

Front Garden
With pond and driveway providing off street parking, detached garage

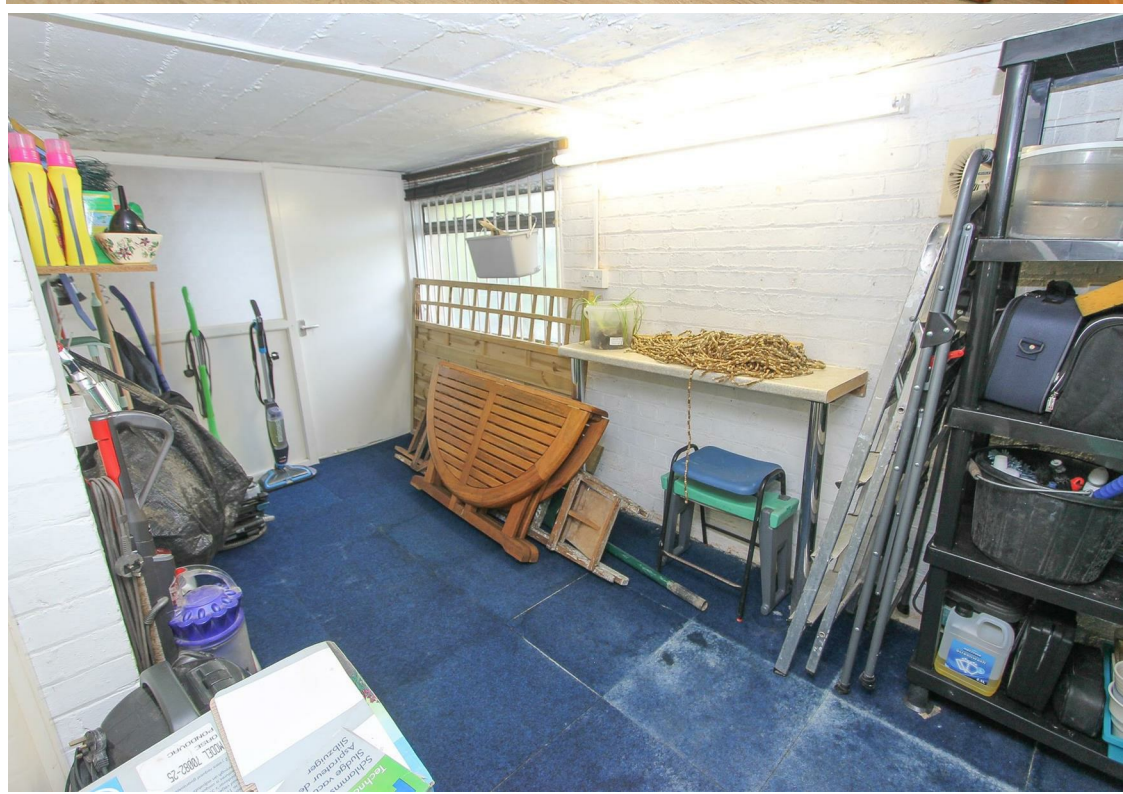
Rear Garden
Patio area, lawn area, borders with mature shrubs and flowers, garden shed, side access. Elevated patio area with scenic views.











Floor Plan



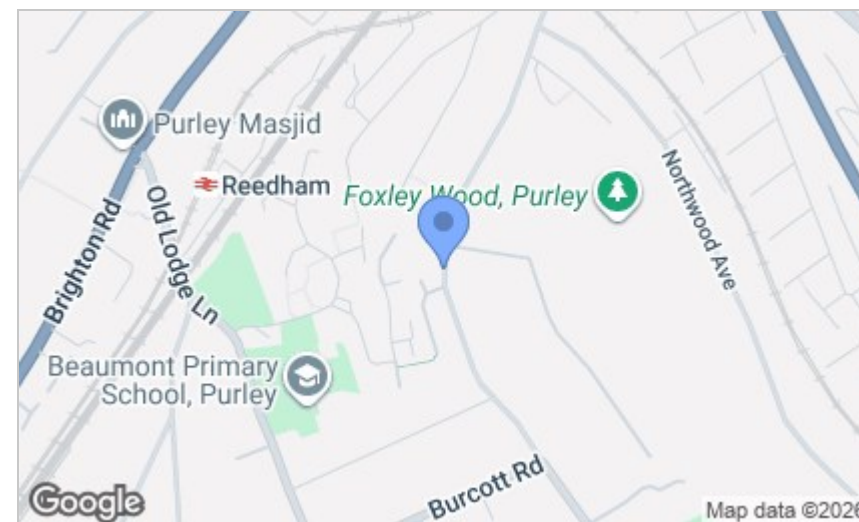
Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 48	Potential 75
England & Wales EU Directive 2002/91/EC		