

FOR SALE



Hartley Down, Purley

4 Bedrooms, 3 Bathroom, Detached House

Asking Price Of £1,175,000

MARTIN&CO



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- Detached House on Half Acre Plot
- Four Bedroom & Three Bathrooms
- Huge 31' x 24' Reception Room
- 19' Dining Room
- Master Bedroom with En-Suite
- Fantastic Rear Terrace for

Entertaining

- Double Garage

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Tucked away at the end of a quiet cul-de-sac on a private road, this impressive detached house offers a lifestyle of space, comfort, and tranquillity in the sought-after Hartley Down area of Purley. Occupying a particularly generous 0.54-acre plot and with far-reaching views courtesy of its elevated position, this beautifully cared for home is perfect for family living now, but also has tremendous potential to extend further and take full advantage of the space available.

A discreet turning from Harley Down itself Hartley Farm is surrounded by gardens and provides the tranquil setting for just five detached houses, of which this is the last, the largest and occupies the by far biggest plot. In front of the house is a turning circle and a wide driveway provides off-road parking and access to the detached double garage to the left of the house.

The property opens to a vestibule leading to the wide inner hallway and also providing access to a large utility room facing the front of the house. On the ground floor, the 'WOW' factor is the huge 31' x 24' reception room, elegantly divided by a unique stone archway and flooded with light from doors opening directly to the hotel-sized elevated terrace-ideal for entertaining on a grand scale, or simply relaxing and enjoying the lovely, leafy outlook. The spacious 19' dining room accommodates even the largest family gatherings. A downstairs shower-room/wc provides flexibility to accommodate a nanny, independent or elderly relatives with ease. The fitted kitchen with its granite worktops ensures household tasks are managed with ease and there is a cloakroom/wc for the comfort and convenience of guests.

The turning staircase from the hallway is complimented by a tall window which bathes the landing in natural light and provides a focal point within the home.



Upstairs, four generous bedrooms make this an ideal home for growing families. The magnificent master bedroom benefits from an extensive range of fitted wardrobes and an en-suite shower room with twin hand basins for a touch of luxury. The second large bedroom features its own private balcony with wonderful views over the rear garden, and an impressive walk-in storage space-with potential for use as a dressing room, study, or as a foundation for a further en-suite. Two additional well-proportioned bedrooms and a family bathroom offer ample space and versatility.

amenities close at hand. Schedule a viewing today to appreciate all that this beautiful Purley property has to offer.

Perfectly positioned, the property is within easy reach of both Reedham and Coulsdon Town Stations, providing fast and convenient links to central London and beyond, while Coulsdon town centre offers an excellent selection of shops, cafes, and other local amenities. Coulsdon Manor Golf Course is nearby for leisure pursuits, offering the perfect backdrop for relaxation and recreation.

This superbly finished home presents a rare opportunity to settle into an exclusive, peaceful setting, with generous living accommodation and excellent



Approximate Gross Internal Area 2885 sq ft - 268 sq m

Ground Floor Area 1601 sq ft - 149 sq m

First Floor Area 1284 sq ft - 119 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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