



6 Badgers Walk, Purley - CR8 3PX

Guide Price £875,000

FINE & COUNTRY





6 Badgers Walk

Purley, CR8 3PX

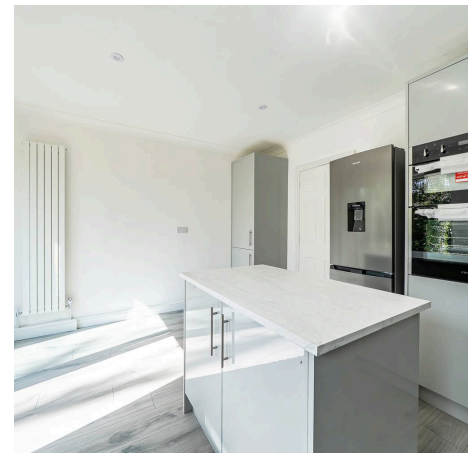
A well presented, 4 double bedroom, 2 bathroom, detached, Flint faced bungalow, situated within a highly sought after cul-de-sac on the West side of Purley. Having been comprehensively updated by the current owners to include a new fitted kitchen and bathrooms, this property is offered with no onward chain. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- End of Chain
- Detached Flint Faced Bungalow
- Newly Fitted Kitchen/Breakfast Room
- Two Newly Fitted Bathrooms
- Triple Aspect Lounge
- Four Double Bedrooms
- Double Garage





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Occupying a prime position within a secluded private cul-de-sac in one of West Purley's most sought-after residential settings, this impressive detached bungalow offers an exceptional blend of space, style, and versatility, having been comprehensively updated by the current owners.

The beautifully presented and well-proportioned accommodation has been thoughtfully updated to a high standard and is arranged across a single level, offering flexibility to suit a variety of lifestyles. At the heart of the home is a newly fitted kitchen/breakfast room, complete with a central island unit, integrated appliances, and sliding doors opening directly onto the south-west facing rear garden.

The property boasts a spacious triple-aspect lounge, flooded with natural light and featuring sliding doors leading out to the garden. The principal bedroom offers a generous range of fitted wardrobes and a dressing area, complemented by a stylish newly fitted en-suite bathroom with both a rain shower and separate bath. There are three further double bedrooms, one of which is currently arranged as a well-equipped study with fitted furniture.

Externally, the home continues to impress with a level, south-west facing rear garden, mainly laid to lawn with mature shrubs, providing an ideal setting for outdoor dining and relaxation. To the front, there is driveway parking along with a double garage and off road parking.



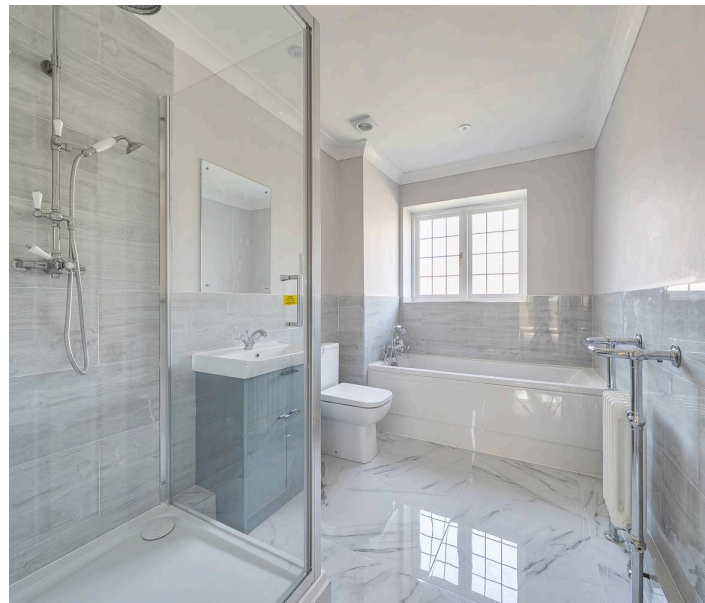


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Set within a quiet cul-de-sac of just a handful of select properties and within walking distance of Purley Sports Club—with its excellent tennis, padel, and gym facilities—this property combines privacy with convenience.

Purley and the surrounding areas are well known for their very good choice of reputable schools including Margaret Roper Catholic, St. Nicholas, Christ Church and Beaumont at primary level and preparatory schools to include Cumnor House, St. David's and Laleham Lea. At senior level there is John Fisher and Woodcote and private sector senior schools in the area include Whitgift, Trinity, Old Palace and Croydon High. Local Grammar schools include Wallington County, Wallington Girls and Wilsons Boys. Sporting facilities include Purley Sports Club with its squash, cricket, padel and tennis courts and there are two golf courses in Purley as well as a number of individual tennis and bowls clubs. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes. Purley station provides rail services to London Bridge (from 25 minutes), London Victoria (from 24 minutes) and Gatwick (from 26 minutes you to London Bridge from 23 & 32 minutes). Numerous bus services provide transport to all the surrounding and the M25/M23 serving Gatwick and Heathrow Airports, within approximately 30 and 60 minutes drive respectively.





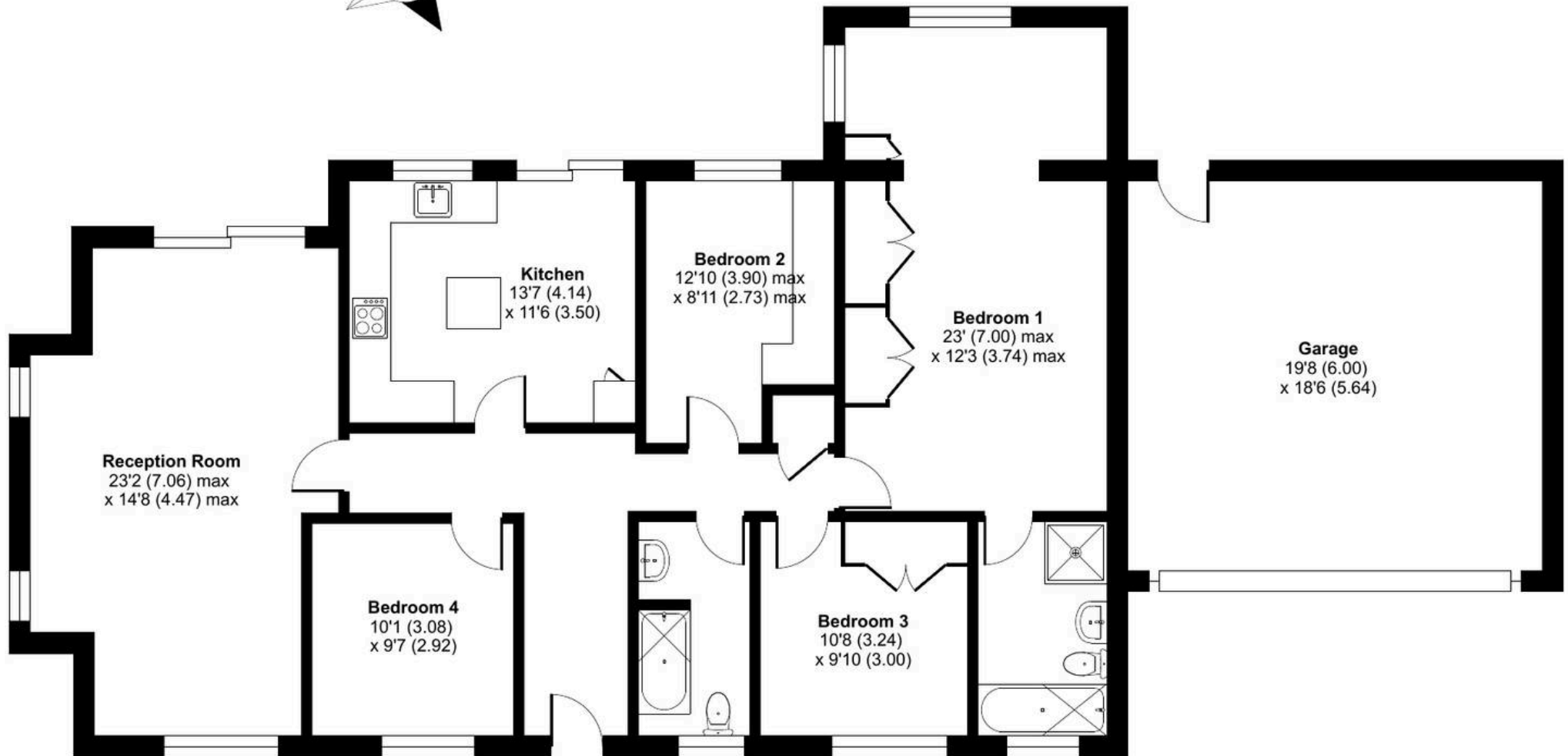
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Approximate Area = 1360 sq ft / 126.3 sq m

Garage = 364 sq ft / 33.8 sq m

Total = 1724 sq ft / 160.1 sq m

For identification only - Not to scale



GROUND FLOOR





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