

## 3 Bedroom Semi-Detached

Ingleboro Drive, Purley, CR8 1EF

Offers Over

£575,000



- With special rear access to the Common
- Newly fitted boiler in the loft space
- Yards from Riddlesdown Collegiate
- Solid fuel burner. Garage & Glass lean-to
- See Owner's comment at end of Brochure
- Council Tax Band: E
- Stylish period house with a modern touch
- See brochure for useful link to environs
- 10 min. walk Riddlesdown BR via footway
- Attractive secluded garden and patio
- Guide Price £595,000



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Property Description: A Warm, Welcoming Home Beside the Common

\*Guide Price £595,000\* The owner has written a short summary of his experience of living here at the end of our brochure accompanying this. Approached via its own driveway and garage; with good on street parking, the house begins with a storm porch and a welcoming entrance hall, complete with coat storage and useful under stairs space ideal for shoes, and everyday essentials. The solid wood flooring immediately sets the tone, creating a natural connection with the greenery outside and giving the home a warm, grounded feel. The living room is a delight: beautifully decorated, wonderfully secluded in aspect, and centred around a solid; fuel burner whose gentle radiance enhances the ambience. Masterfully crafted bespoke bookshelves frame the room, adding character and practicality in equal measure. The space flows naturally into the open plan dining area, making it perfect for relaxed evenings, family gatherings or quiet moments by the fire. From here, the layout continues into the long, well equipped kitchen, a triumph of thoughtful design. A shoulder height built-in oven and grill makes cooking effortless, while the opposite side offers generous preparation space, a sink with drainer, the essential modern dishwasher, and extensive storage. A back door opens onto a neat, private patio, ideal for morning coffee or evening unwinding. Behind the garage, a lean to glass extension provides the perfect potting and propagation area for gardeners, with the elevated garden rising behind to create a lush, natural backdrop.

At the top of the garden, a gate leads directly onto Coombes Wood and Riddlesdown Common, blending the home seamlessly with its wild surroundings and offering indulgent convenience for dog walkers, nature lovers and those who simply enjoy stepping straight into open space.

Upstairs, a half landing window brings in soft natural light before reaching the main landing. The bathroom has been updated, with a fully tiled power shower set into a tiled recess above the bath, and a heated towel rail. There are two generous double bedrooms, the front room enjoys a raised, private outlook and built in storage, with scope to reconfigure the layout if desired; the rear double also includes built-in storage and peaceful views over the treetops. The third bedroom is a wider than average single, currently arranged as a home office with a tree lined view, but easily adaptable into a child's room with space for a desk, study area and essential storage. The loft has a recently installed boiler only weeks ago, and combined with the solid fuel burner, the home promises excellent energy efficiency and cosy comfort through the winter months all while the seasons shift across the Common behind. For families with teenagers, the location offers the reassurance of safe, quick journeys to and from school, adding peace of mind to everyday routines. The owner also holds professionally drawn plans for a side extension to maximise space and make the most of this exceptional setting.

## Location

Area Description for Ingleboro, Laing Homes Estate  
Set within the ever popular Laing Homes estate, named after the Lake District's Ingleborough, this location more than lives up to its namesake. Its backdrop is nothing short of remarkable: one of the City of London Corporation's most prized protected commons, forming part of the green belt that frames Greater London. Please visit their website about it, with link on the brochure <https://tinyurl.com/yv774aat> or <https://www.cityoflondon.gov.uk/things-to-do/green-spaces/the-couldson-commons/riddlesdown/visit-riddlesdown>  
Here, sweeping skies, wild vegetation and the occasional fallow deer create a sense of countryside calm that feels almost improbable this close to the capital.

From the rear garden gate, residents enjoy direct access onto the common, a rare privilege that saves the walk to the main entrance and its car park. It is the perfect place to wander with the dog, take a morning jog, or simply sit out with a picnic on a warm spring or summer afternoon, surrounded by nature at its most unspoilt. Yet this idyllic setting is balanced by exceptional convenience. At the foot of the development is to be found Riddlesdown Station, offering fast, direct services to London Bridge and London Victoria in 30 minutes. A network of footpaths including the cut through highlighted in the accompanying brochure, makes the station easily accessible on foot, reinforcing why this pocket of Sanderstead remains so sought after. <https://maps.app.goo.gl/6u1RH1gT3d93YChV6>

Education is another major draw. Riddlesdown Collegiate, established in the 1960s and consistently one of the area's most respected secondary schools, is just a five minute walk away. Known for its strong results, inclusive ethos and impressive alumni, it attracts families from far and wide. For younger pupils, Atwood Primary Academy and Gresham Primary are only a short drive away and equally valued.

The surroundings amplify the sense of tranquillity. Mature greenery wraps around the estate, giving the homes a tucked away feel and allowing it to harmonise beautifully with Coombes Wood and Riddlesdown Common behind. Despite this, everyday amenities are close at hand: Sanderstead Village offers supermarkets, traditional high street shops, busy restaurants and a Costa, while a local café and a popular restaurant and a separate takeaway sit just a few minutes' walk from the development. A home that feels connected to nature, thoughtfully arranged for modern living, and perfectly positioned for the lifestyle this unique location affords. For dog walkers, nature lovers, runners or anyone who simply values fresh air, views and restorative downtime, this location is hard to rival. It offers the rare combination of wild open space, village convenience and rapid London connections; a lifestyle that feels both grounded and elevated, all at once.

## Property Description

### Ground Floor

**Hallway** - Storm porch to inner entrance door to well lit hallway with coat store and under stairs storage and solid wood flooring through to reception rooms.

**Living room** - With sympathetic double glazing throughout in keeping with the original period design, solid wood flooring with vertical GCH radiator (the new boiler is situated in the loft space) and solid fuel burner with fire surround and mantel piece



for smokeless coal or seasoned wood, freestanding shelving and book case, well lit with natural light and original door furniture with coved cornices combine to create a sleek uncluttered look. The leafy outlook provides a natural privacy screen.

**Dining Area** - From the living area through a framed entrance to the dining area where the solid wood flooring continues and there is ample space for side storage, table and chairs and a double glazed door leading to the patio outside framed with lawn and mature shrubbery and ornate flower beds. Original door leading to kitchen

**Kitchen** - Tiled flooring with neat spot lighting and a range of modern fitted units on both sides, ample work top space and sink drainer, space for washing machine and dishwasher, shoulder height built-in oven and grill, space for fridge-freezer and extractor hood over gas hob.

## First Floor

**Bathroom** - Cleverly designed and fully stone tiled backdrop to shower over bath and with easy clean and warm stone flooring, pedestal basin and wall mounted heated towel rail, vanity unit and discreet spot lighting, WC beside frosted light window. Power shower with wall mounted thermostatic control.

**Master bedroom** - Picturesque view with sliding veneer bespoke wooden wardrobe and ample storage and dressing table into recess and GCH radiator, light shades and north west facing. No morning glare and birdsong from the nearby protected nature reserve.

**Bedroom 2** - The second double bedroom with part built-in and part freestanding furniture, ample room for double bed and double glazed window preserving the original stylish window design, with far reaching views and north east facing to catch the early sunrise.

**Bedroom 3** - Wider than average with peaceful outlook and currently used as a study/ home office with GCH radiator and double glazed window to garden view with scope to be reconfigured possibly with vertical radiator to accommodate a single bed once more.

## Exterior

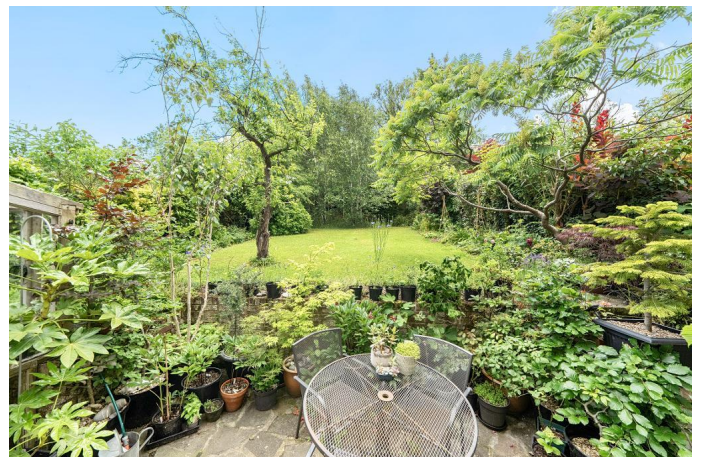
**Garage** - Space for a single car with light and power. With up and over door and side door from the gated side passageway leading between the house and garage from the garden to the front driveway. Plenty of scope here for a side extension STLC.

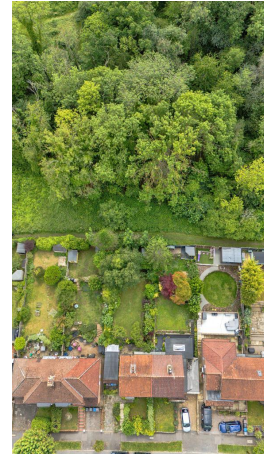
**Garden** - Sheltered and backing north west with the rarity of an approved City of London Corporation access from the rear garden directly on to the Coombes Wood and then to the City of London Corporation owned Riddlesdown Common. Mature borders and trees planted about a decade ago provide a natural screen all round and with no houses behind this feels tucked away and private. There is a patio area large enough for private and secluded seating with table and chairs.

**Lean-to glass house** - Separate door to lean-to glass house, added by the current owner, for storage of garden furniture or equipment or plant propagation.

**Consumer Note** - No appliances are to be tested or examined. Buyers should rely on their own conveyancer to make enquiries.





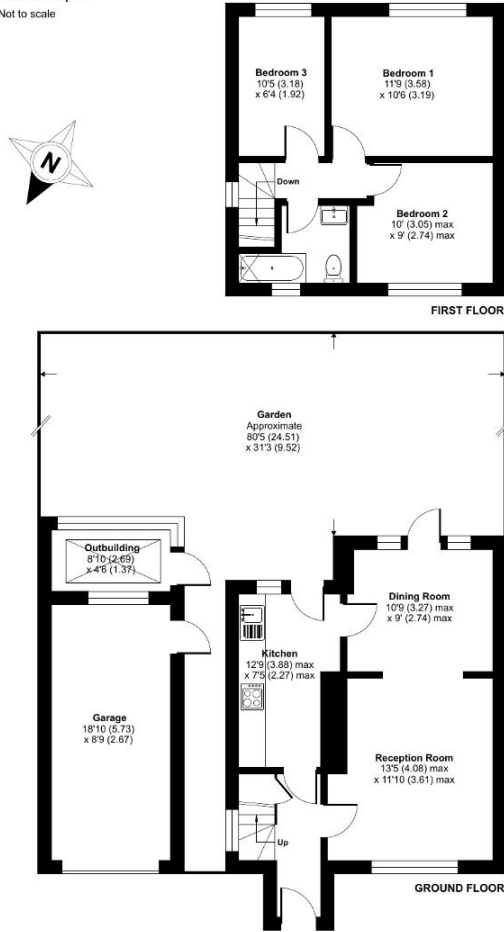


# Floorplan(s)

## Ingleboro Drive, Purley, CR8

Approximate Area = 780 sq ft / 72.4 sq m  
 Garage = 165 sq ft / 15.3 sq m  
 Outbuilding = 39 sq ft / 3.6 sq m  
 Total = 984 sq ft / 91.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2026. Produced for Hannah James Estates. REF: 1477175

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Additional Information

### Owner's View

My partner, son and myself moved into 62 Ingleboro Drive in 2005 and have lived there since very happily. We moved in when our son was aged 10 to allow him to attend the nearby Riddlesdown School. He enjoyed his time there, went on to attend the 6th Form College and subsequently went on to University achieving an MA in Law and History. He remains close friends with his old school colleagues.

I knew the area well having been brought up in nearby Hyde Road and having gone to the nearby Gresham Primary School and we wanted our son to grow up in a safe countryside environment that I had enjoyed as a child. The house was ideally located to allow

me to commute to London Victoria and London Bridge via Riddlesdown Station; have easy access to the centre of Croydon with the bonus of being in a quiet area with direct access to Coombes Wood and Riddlesdown Common via our back garden. Fantastic living in a London Borough but still having cows grazing within walking distance!

We spent some time improving the house. This has included a new boiler, complete bathroom refit and updating the kitchen. We also installed a wood / coal burning stove that gives off tremendous heat. Really wonderful to sit in front of the fire when its cold outside. We have particularly enjoyed the gardens. We have built a green house, added a wooden shed at the rear and planted several Silver Birch trees and a Yew hedge at the rear. The rear garden enjoys sun for most of the day and it is a wonderful and peaceful place to sit out in.

We have lived in Ingleboro Drive comfortably for over 20 years, Indeed we would be happy to remain, but I have recently retired and we want to move to the West country closer to relatives.

**Consumer note:** These details should not be relied on for accuracy or completeness and do not form part of any agreement. No appliances or warranties are to be tested or examined by us. A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any questions they may have about local consents or questions about the area and the sale contract must prevail. Hannah James Estates is regulated by the PRS No. 4386 and is a trading name of Manchesters Solicitors which is Authorised and Regulated by the SRA under SRA No. 58391.