



15 Cliff End, Purley
OIEO £600,000 Freehold



haboodle

A smartly extended four-bedroom home with over 1,400 ft.² of living space, a top-floor suite with incredible views, and a southwest-facing garden, set on a peaceful residential road in Purley.

This well-kept semi-detached house has been extended and upgraded to offer proper family-sized space across three floors. It features a spacious open-plan kitchen/dining area with an exposed brick fireplace and a bright reception room to the rear. A hall off the reception provides a second entrance (from the rear terrace) and a staircase to the upper floors.

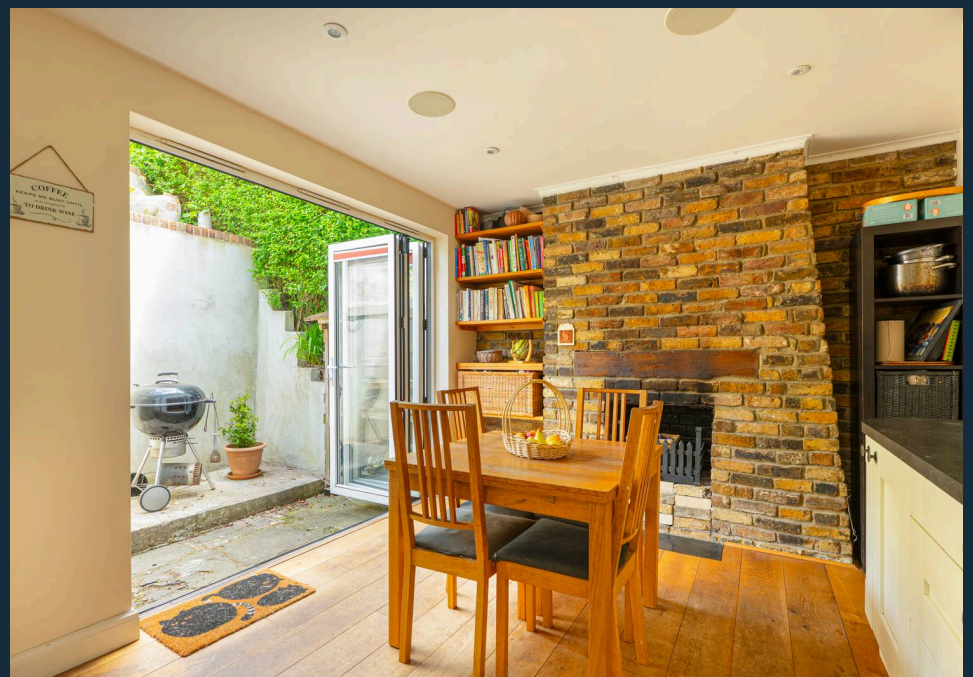
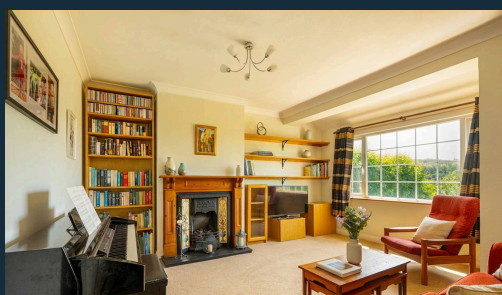
Upstairs, you've got two large double bedrooms, a third single ideal for a nursery or study, a modern family bathroom, and a separate WC. The top floor is a generous principal bedroom with its own en-suite, phenomenal far-reaching views, and a dedicated home office just across the landing. It's ideal for remote work or creative space.

An elevated southwest-facing terrace with magnificent views is ideal for



- Over 1,400 ft.² Of Living Space Across Three Floors
- Smart Loft Conversion With En-Suite And Dedicated Home Office
- Elevated Southwest-Facing Terrace With Far-Reaching Views
- Spacious Open-Plan Kitchen/Diner With Exposed Brick Fireplace
- Bright Rear Reception Room With Views Over Terrace And Garden
- Mature Rear Garden With Side And Rear Access
- Double Glazed Throughout With

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





Cliff End, Purley CR8

Approx. Gross Internal Area 1,423 sq. ft / 132.16 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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