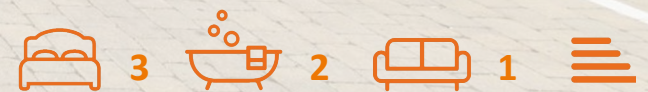




57 Woodcrest Road
Purley, CR8 4JD

£499,950



57 Woodcrest Road Purley, CR8 4JD

For the couple juggling careers, children and the daily calculus of who's in the office and who's at home, this modern apartment offers a genuinely considered answer. Arranged over two floors, the layout naturally divides into distinct zones: an open-plan living floor for family life, a calm upper floor for rest, and a well-proportioned third bedroom with its own bathroom at entry level that works equally well as a dedicated home office, nursery or guest suite.

The heart of the home is a bright, generous kitchen, dining and sitting room where large double doors open fully onto a private balcony with open views across Purley and the hills beyond. On finer days the balcony becomes a natural extension of the living space, and it's the kind of outlook that makes the proximity to London feel like a bonus rather than a compromise.

Upstairs, the principal bedroom is a genuine highlight: a quietly spacious retreat with a beautifully finished en-suite that consistently impresses on viewing. A further bedroom sits alongside, equally removed from the activity of the day below.

Built in 2021 and presented in excellent order throughout, this is a home that requires nothing from day one. The lease is long, the new-build warranty runs with it, and the allocated parking space with EV charging point is ready for modern motoring.

The location sits within a well-regarded school catchment, with a strong choice of both primary and secondary options nearby. For families with selective ambitions, Wilson's School and Wallington High School for Girls are within easy reach.

Purley, Reedham, Coulsdon Town and Coulsdon South stations all offer fast, reliable connections into central London, placing the City comfortably within the morning commute. The well-maintained communal garden to the rear provides valuable outdoor space without the upkeep.

Flexible, move-in ready and designed around the way families actually live today.





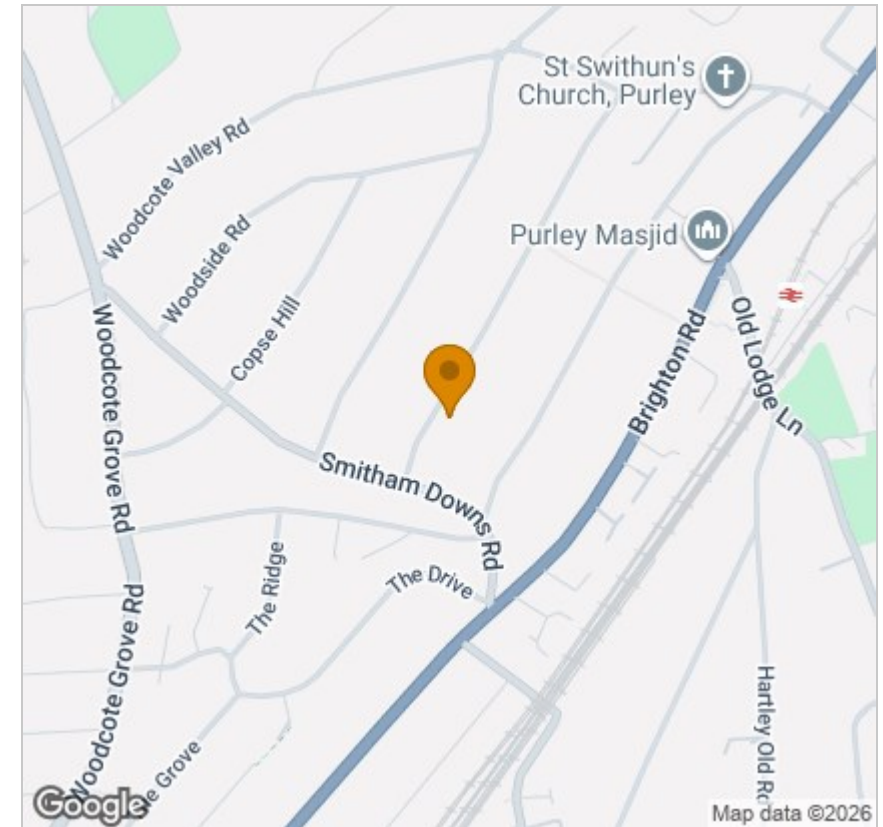
- Communal entrance with lift access
- Spacious open-plan kitchen / living / dining room
- Private balcony with elevated views
- Duplex layout arranged over two floors
- Principal bedroom with notably spacious en-suite
- Two further well-proportioned bedrooms
- Additional bathroom / WC
- Flexible third bedroom ideal for home office / gue
- Allocated parking space with EV charging point



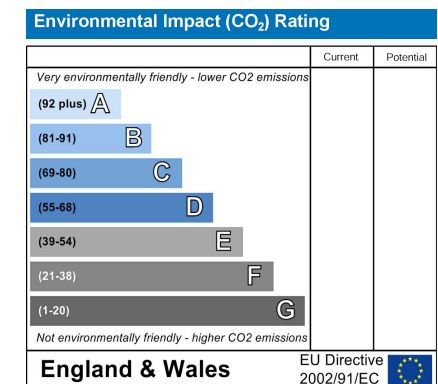
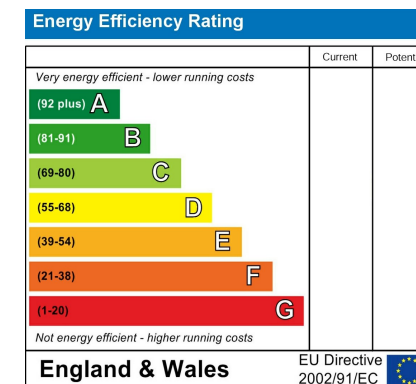
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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