



50 Higher Drive, Purley, CR8 2HF

Guide price £925,000



**Cromwells**  
ESTATE AGENTS



# 50 Higher Drive, Purley, CR8 2HF

**\*\* GUIDE PRICE £925,000 - £950,000\*\*** Situated on a bold plot in one of Purley's most favoured roads, is this impressive five bedroom detached family home offering over 2600 sq ft of accommodation over four floors. This unique and charming property has retained many of its lovely original period features with high ceilings, cast iron fireplaces and leaded light windows, together with modern additions including a high specification luxurious kitchen and a contemporary bathroom and downstairs WC. It features spacious accommodation throughout with five double bedrooms, three reception rooms, and a large basement level which offers the perfect opportunity for someone to add their personal touch, with excellent scope to convert into further living or entertainment space subject to relevant planning being granted.

One of the highlights this lovely home offers are the stunning scenic views across Purley which can be enjoyed from the elevated patio area accessed from the living room. The rear garden has been well maintained and features a large lawn section and second patio area outside the conservatory, which offers the perfect spot to relax or socialise with family and friends. There is also a detached garage and driveway to the front for added convenience. A viewing is highly recommended in order to appreciate the size and character this stunning home has to offer.

## Accommodation

Front door into

Spacious Entrance Hall

Radiator, fitted carpet, under stairs storage cupboard, bay window to rear aspect.

Dining Room

Cast-iron fireplace, bay window to front aspect, window to side aspect, radiator, varnished floorboards.

Downstairs WC

With enclosed WC and vanity wash handbasin with chrome mixer tap and storage below, extractor fan, tiled floor.

Lounge

With log burner, radiator, fitted carpets, windows to rear and side aspect, patio door leading out to terrace and patio area.

Breakfast Room

Built-in cupboards, window to front aspect with fitted shutters, radiator, vinyl flooring.

Kitchen

Range of modern fitted kitchen units and drawers with granite work surface, inset 1 1/2 bowl stainless steel sink with chrome mixer tap, space for range cooker with extractor hood above, integrated dishwasher and microwave, modern chrome radiator, tiled splashback, vinyl floor, door to side access, windows to front and side aspect, stairs down to the basement.

Basement Level

Utility Room

Space and plumbing for washing machine and dryer, fitted units with inset stainless steel sink, door into conservatory.

Games Room

Radiator, carpet tiles, feature window to rear aspect.

Home Office

Basement Storage Rooms

With power and light, wall mounted 'Valliant' boiler

Conservatory

Double glazed conservatory with tiled flooring and door leading out to garden.

Upstairs Accommodation

First floor spacious hallway

With fitted carpet and airing cupboard.

Bedroom One

Windows to rear and side aspect, cast iron fireplace, radiator, wood laminate flooring.

Bedroom Two

Window to front aspect, radiator, cast-iron fireplace, built-in cupboard, wood laminate flooring.

Bedroom Three

Cast-iron fireplace, bay window to front aspect, radiator, wood laminate flooring.

Bedroom Four

Feature fireplace, radiator, window to rear aspect, wood laminate flooring.

Family Bathroom

Corner jacuzzi bath with chrome mixer tap, 'Mira' shower, pedestal wash handbasin with chrome mixer tap, heated chrome towel rail, radiator, part tiled walls, tiled flooring, window to front aspect.

Separate WC

With wash hand basin and WC, radiator, tiled flooring, window to front aspect

Stairs to 2nd floor landing. Door to large loft space.

Bedroom Five

Radiator, window to rear aspect with laminate flooring.

Outside

Front Garden

With pond and driveway providing off street parking, detached garage

Rear Garden

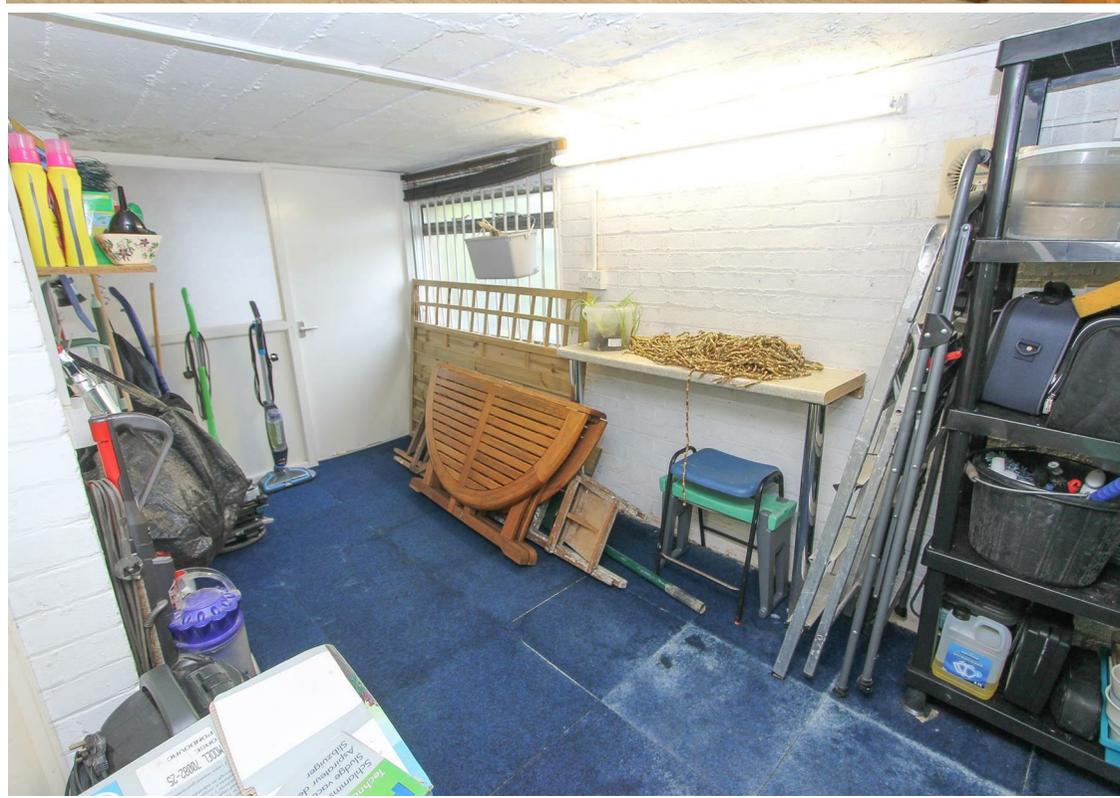
Patio area, lawn area, borders with mature shrubs and flowers, garden shed, side access. Elevated patio area with scenic views.











## Floor Plan



## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

