



32 Cliff End, Purley

£700,000 Freehold

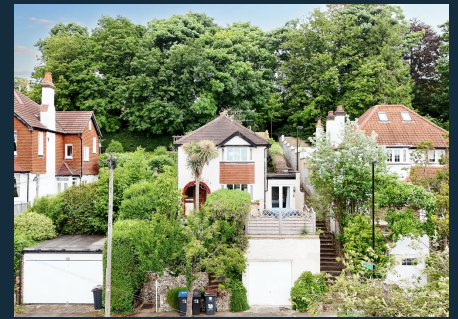


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This charming three-bedroom detached family home has recently undergone a full downstairs refurbishment. It is located in a tranquil and sought-after area of Purley. Its beautiful landscaped setting and stylish modern interior create a wonderful family home, within walking distance of Purley town centre.

In a mature wooded setting, the property is situated 7 minutes' walking distance from Purley train station, which offers fast rail services to London Victoria (25 minutes) and London Bridge (26 minutes). Purley town centre offers an excellent range of shops, restaurants, and cafes, and good schools are in the immediate vicinity, including Woodcote Primary School, Harris Primary Academy Kenley, and Riddlesdown Secondary.

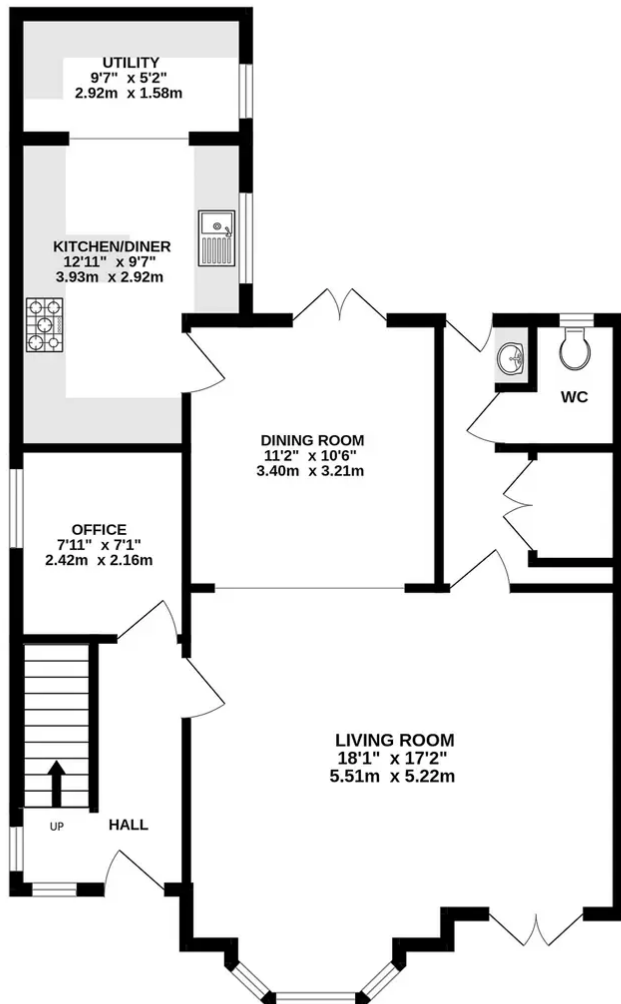
Winding steps through an attractively landscaped front garden lead to the front entrance and into a spacious hallway with a window providing natural light; this gives access to a home office and a large family reception room with double doors giving access to a south-facing front



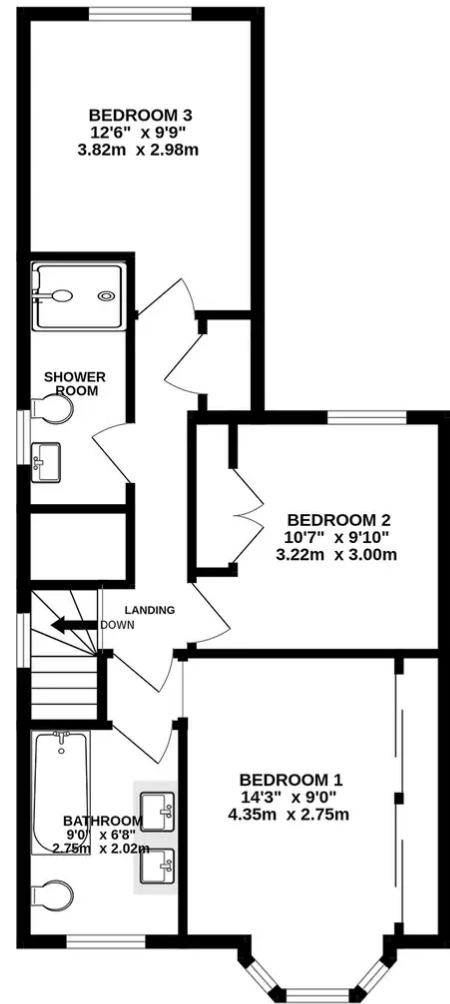
- › Short Walk To Purley Station & Amenities
- › Picturesque Views
- › Double Glazed Throughout
- › Stunning Three Bedroom Detached Family Home
- › In Catchment Area For Several Outstanding Schools
- › Front And Rear Decked Areas
- › Garage With Electricity
- › Potential to Extend (STPP)



GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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