



## 16 Cliff End, Purley

£650,000 Freehold

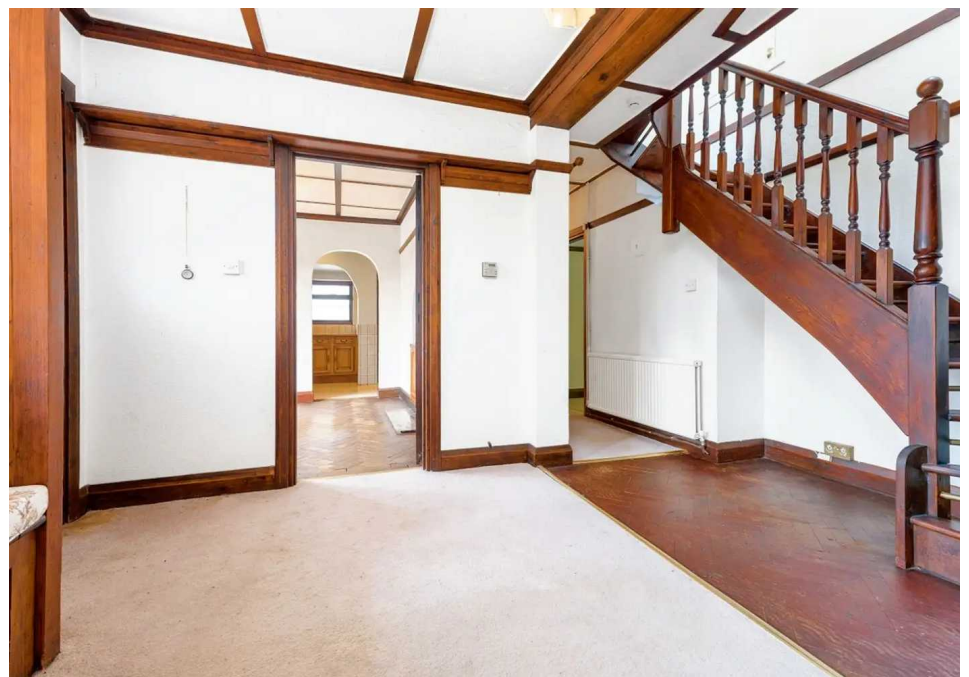
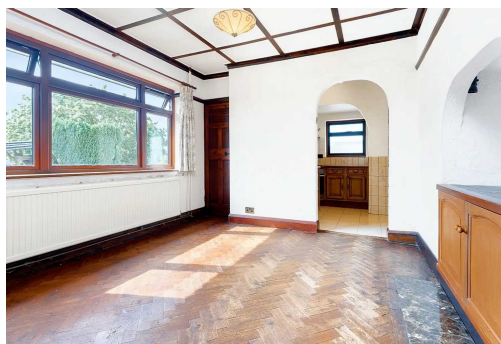
Charming 4 bed detached house with character features, parquet flooring & stunning views. Spacious 2341 sq ft with double garage & large rear garden. Potential for extension. Tranquil location with excellent transport links. Investment opportunity.

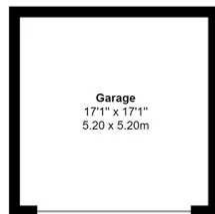
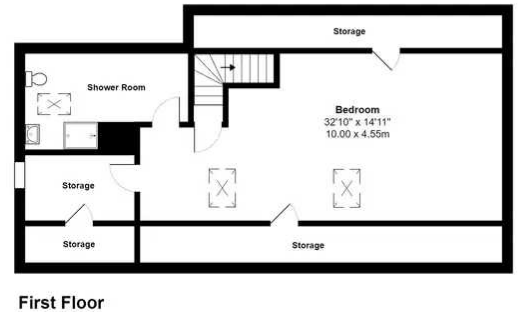
The location is ultra-convenient, Purley Station is just a short walk away where you can take your pick from Victoria or London Bridge as destinations – both around 25 minutes' travel time, the Thameslink Route provides access to Farringdon and City. Alternatively, Gatwick Airport is just 26 minutes in the other direction. Road links are excellent too, with the A23 a matter of minutes away, providing fast, easy access to London, the South Coast and the M25. If you're feeling a little more active there are a number of local health and leisure clubs to choose from, whilst excellent golf courses, recreation grounds and other open spaces are all close by including the wide open spaces of Riddlesdown Common, Kenley Common and the recreational facilities of Kenley Airfield. There are private and state schools for children of all ages within the vicinity, including Hayes and Beaumont St David's, Riddlesdown, Woodcote, the Lodge Schools, John Fisher, Whitgift, Wallington Girls and Cumnor House to name just a few.

Council Tax band: F



- Double Garage
- Large Rear Garden
- Freehold
- No Onward Chain
- Potential To Extend (STPP)
- Short Walk to Transport Links
- 2341 sq ft
- Stunning views





**Cliff End, Purley, CR8**  
**Gross Internal Area 2341sq ft / 217.4sq 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 shown.  
Plan produced by AR Net Media - [www.arnetmedia.uk](http://www.arnetmedia.uk)

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