



EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

Approximate total area<sup>m</sup>  
 2077 ft<sup>2</sup>  
 192.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



EST 1973  
**Paul Meakin** £1,000,000 Higher Drive, Purley, CR8 2HN  
 ESTATE AGENTS

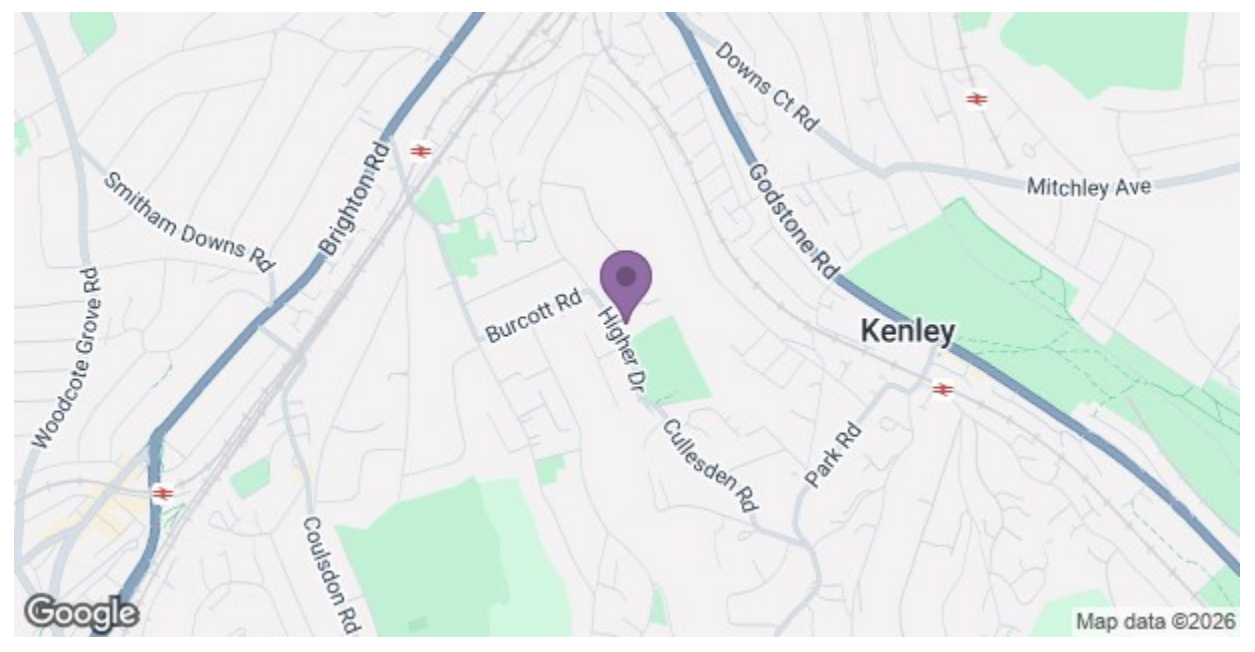
**PRICE RANGE £1,000,000-£1,100,000**  
 Nestled in the desirable area of Higher Drive, Purley, this stunning five-bedroom detached family home, built by Cala Homes in 2001, offers an impressive 2,077 square feet of living space spread over three floors. The current owners have meticulously refurbished the property, creating a modern and inviting atmosphere that is perfect for contemporary family living.

Upon entering, you are greeted by a beautifully redesigned kitchen featuring a striking vaulted ceiling that allows natural light to flood the space with separate utility room. This area is ideal for entertaining, enhanced by bifold doors that seamlessly connect the indoors with the outdoors. The kitchen is complemented by a cosy snug area and a formal separate reception room, providing ample space for relaxation and gatherings.

The first floor comprises four well-proportioned bedrooms and a family bathroom, while a staircase leads to the luxurious master bedroom, which boasts a stylish en suite bathroom, offering a private retreat for the homeowners.

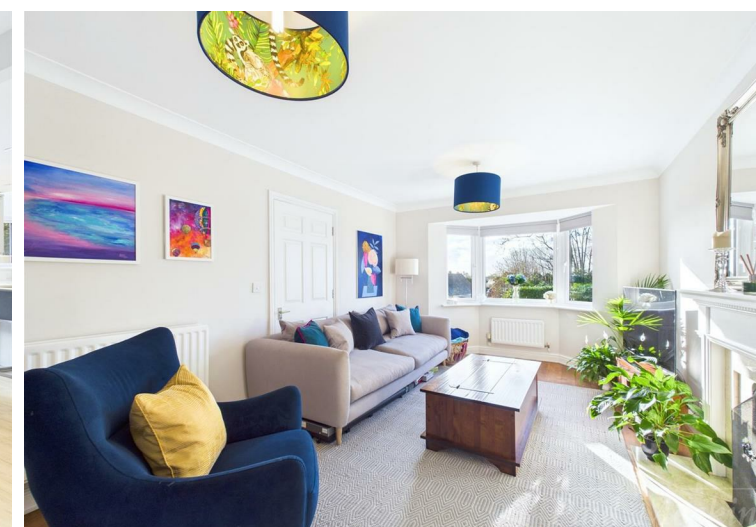
The landscaped garden is a true highlight, featuring a large L-shaped patio that is perfect for enjoying the morning and afternoon sun, the right side patio is a favourite for relaxing in the sun with a glass at the end of the day, along with a raised garden area that adds to the outdoor charm.

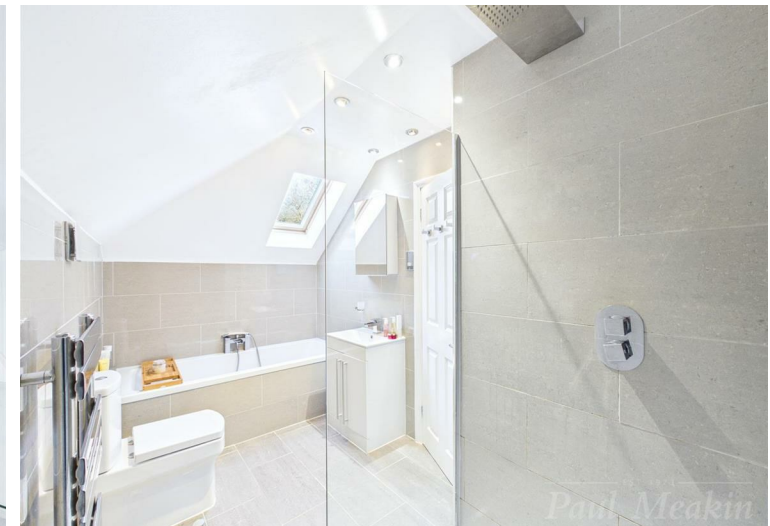
Conveniently located adjacent to Higher Drive Recreation Ground, this property offers excellent access to London via Purley Station, making it ideal for commuters. The plot also presents potential for further extension, subject to planning permission, allowing for future enhancements to this already deceptively spacious family home. This property is not to be missed and is sure to appeal to families seeking a blend of modern living and comfort in a prime location.





- PRICE RANGE £1,000,000-£1,100,000
- A stunning five-bedroom detached home
- Cala Homes build in 2001
- An impressive 2,077 sq ft
- Redesigned kitchen with striking vaulted ceiling
- Utility room
- Three reception rooms
- Luxurious master bedroom with en suite
- Landscaped garden & Scope to extend STPP
- Off street parking







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)		73	76
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC

TAX BAND: G

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

