

Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
934 ft<sup>2</sup>  
86.9 m<sup>2</sup>

Balconies and terraces  
129 ft<sup>2</sup>  
12 m<sup>2</sup>

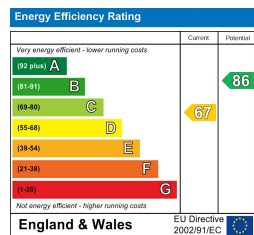


Ground Floor Building 2

(1) Excluding balconies and terraces

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

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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



£525,000 Coombe Wood Hill, Purley, CR8 1JP



PRICE RANGE £525,000 - £550,000 Nestled in the desirable area of Coombe Wood Hill, Purley, this rarely available detached bungalow presents an exceptional opportunity for discerning buyers. With two generously sized double bedrooms, this property is perfect for those seeking a comfortable and spacious living environment.

The bungalow is ideally situated for easy access to Riddlesdown station, making it a convenient choice for commuters. Additionally, it is in close proximity to local schools and within the catchment area for Riddlesdown Collegiate and the picturesque common, enhancing its appeal for families and nature lovers alike.

The property boasts well-maintained front and rear gardens, providing a tranquil outdoor space. The driveway offers off-street parking for two vehicles, ensuring convenience for residents and guests. The rear garden features a delightful decking area, perfect for al fresco dining, complete with a BBQ and a second sun terrace that offers stunning views across the golf course and the skyline. An added bonus is the office space in the garden, equipped with power, making it an ideal spot for remote work or creative pursuits.

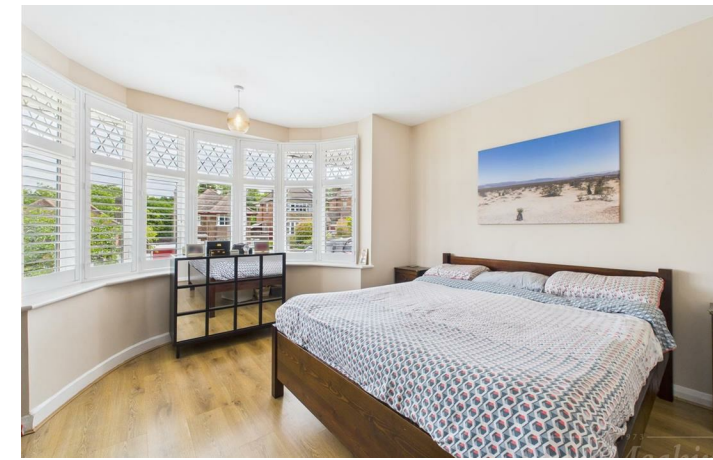
Inside, the recently fitted kitchen is bright and airy, offering ample storage units for all your culinary needs. The spacious living room flows seamlessly into the dining area, creating an open-plan layout that is perfect for entertaining. Direct access to the secluded garden and sun lounge enhances the sense of space and light throughout the home.

This bungalow also presents potential for further development, with planning permission granted for loft conversion and rear extension. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed.





- PRICE RANGE £525,000 - £550,000
- Detached bungalow
- Two double bedrooms
- Refitted kitchen
- Bright and spacious living area
- Dining area
- Sun terrace BBQ area with home office
- Driveway
- Close to Riddlesdown station, the common and within Riddlesdown Collegiate catchment
- Plannig permission granted for loft conversion and rear extension



#### Entrance hall

Bedroom  
13'8 x 10'2 (4.17m x 3.10m)

Bedroom  
11'5 x 10'1 (3.48m x 3.07m)

Kitchen  
10'9 x 9'10 (3.28m x 3.00m)

Bathroom

Separate W.C

Living Area  
12'10 x 12'10 (3.91m x 3.91m)

Dining Area  
10'10 x 9'10 (3.30m x 3.00m)

Sun room  
10' x 5'11 (3.05m x 1.80m)

Driveway

Garden

Home office  
10'4 x 6'10 (3.15m x 2.08m)

