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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



EST 1973  
**Paul Meakin**  
ESTATE AGENTS

Approximate total area  
1290 ft<sup>2</sup>  
119.9 m<sup>2</sup>

Balconies and terraces  
365.33 ft<sup>2</sup>  
33.94 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a party and therefore may not correspond with RICS IPMS 3C.

GIRAFFE360



EST 1973  
**Paul Meakin**  
ESTATE AGENTS

£685,000 Derwent Drive, Purley, CR8 1ER

Paul Meakin is delighted to present this CHAIN FREE beautifully extended and spacious four-bedroom semi-detached family home, ideally located on a highly sought-after residential road in Riddlesdown.

This property provides generous 28ft open-plan living/dining area, offering a bright and airy space that seamlessly flows out to a large patio—perfect for alfresco dining and entertaining guests. The rear garden, with its far-reaching views, provides a tranquil retreat. The well-proportioned kitchen offers ample storage and has the potential to incorporate a breakfast room. Additionally, there is a versatile reception room, currently being used as a playroom, complete with a downstairs WC. This room could easily be transformed into a fifth bedroom with its own ensuite. Upstairs, you'll find three generously sized double bedrooms, a fourth single bedroom, and a modern family bathroom, offering plenty of space for family living.



The property is ideally located within walking distance of Riddlesdown Collegiate and Riddlesdown Common—an expansive green space with woodlands, perfect for dog walks or a leisurely afternoon stroll. This prime location is also within easy reach of excellent primary schools, with frequent bus services linking to nearby Sanderstead, Purley, and Croydon. Riddlesdown Station is just 0.4 miles away, and Purley Mainline Station is only 1.2 miles away, offering fast and direct services into London Victoria and London Bridge—ideal for commuters. Local amenities are also conveniently close by, with Sanderstead Village offering a Waitrose and a selection of shops, while Purley High Street provides a variety of restaurants, bars, and shops, including a Tesco superstore.

We highly recommend an early viewing to fully appreciate the excellent presentation, size, and fantastic location of this property.



Porch  
2'0" x 7'4" (0.62 x 2.24)

Bedroom One  
14'11" x 10'9" (4.55 x 3.29)

Entrance Hall  
13'5" x 5'3" (4.09 x 1.62)

Bedroom Two  
12'10" x 10'8" (3.93 x 3.27)

Living/ Dining Room  
27'11" x 9'10" (8.53 x 3.00)

Bedroom Three  
15'0" x 7'0" (4.59 x 2.15)

Kitchen  
22'3" x 5'10" (6.80 x 1.79)

Bedroom Four  
8'4" x 5'10" (2.55 x 1.79)

Reception Room  
14'8" x 6'10" (4.48 x 2.10)

Bathroom  
6'7" x 5'8" (2.03 x 1.73)

Downstairs WC

Patio  
11'6" x 24'5" (3.52 x 7.46)

Landing

Garden

