



22 Highland Road, Purley - CR8 2HS

Guide Price £1,400,000

FINE & COUNTRY







## 22 Highland Road

Purley, CR8 2HS

This stunning family residence has been thoughtfully refurbished throughout, offering over 3,600 sq. ft. of beautifully finished living space set within approximately 0.25 acres of landscaped, secluded grounds. Highlights include an impressive open plan kitchen/dining/family room with sleek dark green gloss units, large island, and twin 4m sliding doors that open onto sun-drenched, south-facing gardens. A vast split-level lounge, flexible bedroom layout with six bedrooms and four bathrooms, and two separate staircases add to the unique appeal.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

- Completely Refurbished Throughout
- Versatile Living Accommodation Over Two Floors
- Underfloor Heating Throughout
- End of a Quiet Tucked Away Cul-de-Sac
- Walking Distance of Purley Station & Town Centre
- Secluded Grounds to Every Aspect
- Flexible Accommodation over Two Floors





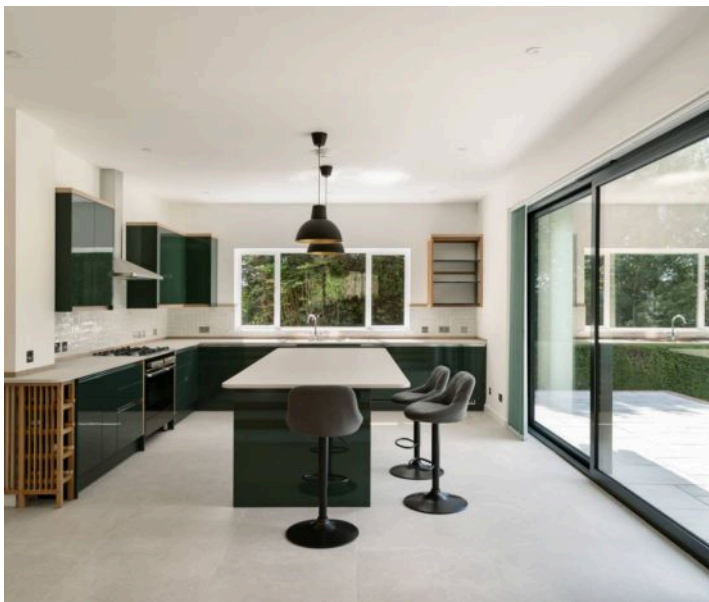


## 22 Highland Road

Purley, CR8 2HS

Nestled on a beautifully landscaped plot of approximately 0.25 acres, 22 Highland Road has been completely refurbished throughout, offering over an impressive 3,600 square feet of flexible living space arranged over two spacious floors. Finished to a high standard, the property features solid wood flooring and boasts a thoughtfully designed layout ideal for modern family living. Accommodation comprises six generous bedrooms and four bathrooms, providing ample space for larger families or those seeking versatile multi-generational living.

At the heart of the home is an impressive open plan kitchen, dining, and family area, featuring two sets of expansive 4m sliding doors that open onto the south-facing, completely secluded landscaped garden. The sleek kitchen is fully fitted with a range of dark green gloss front units, a range cooker, integrated dishwasher, extractor, and a large island unit. A few steps lead up to the bright family/dining area, which seamlessly connects to the outdoor space. The property also offers a stunning 37-foot split-level lounge, perfect for entertaining or relaxing, with potential for a wood burner and sliding doors opening to the side garden. A convenient downstairs bedroom with an en-suite provides additional flexibility for guests or extended family.



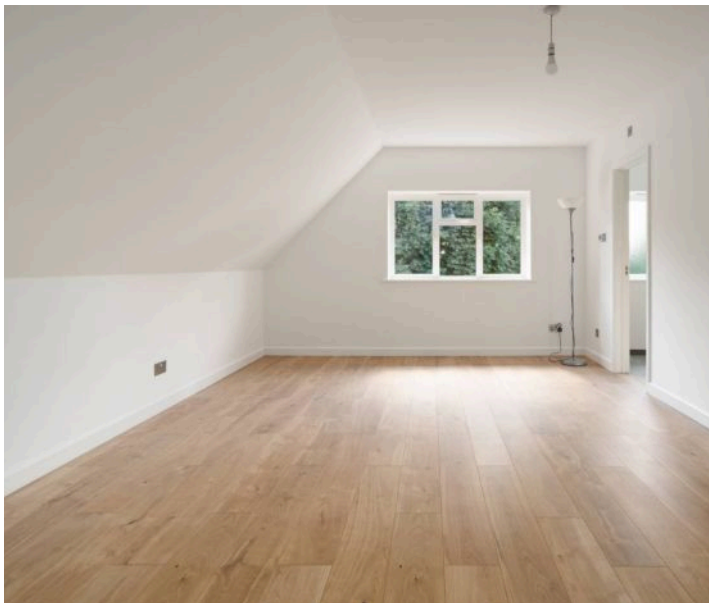


## 22 Highland Road

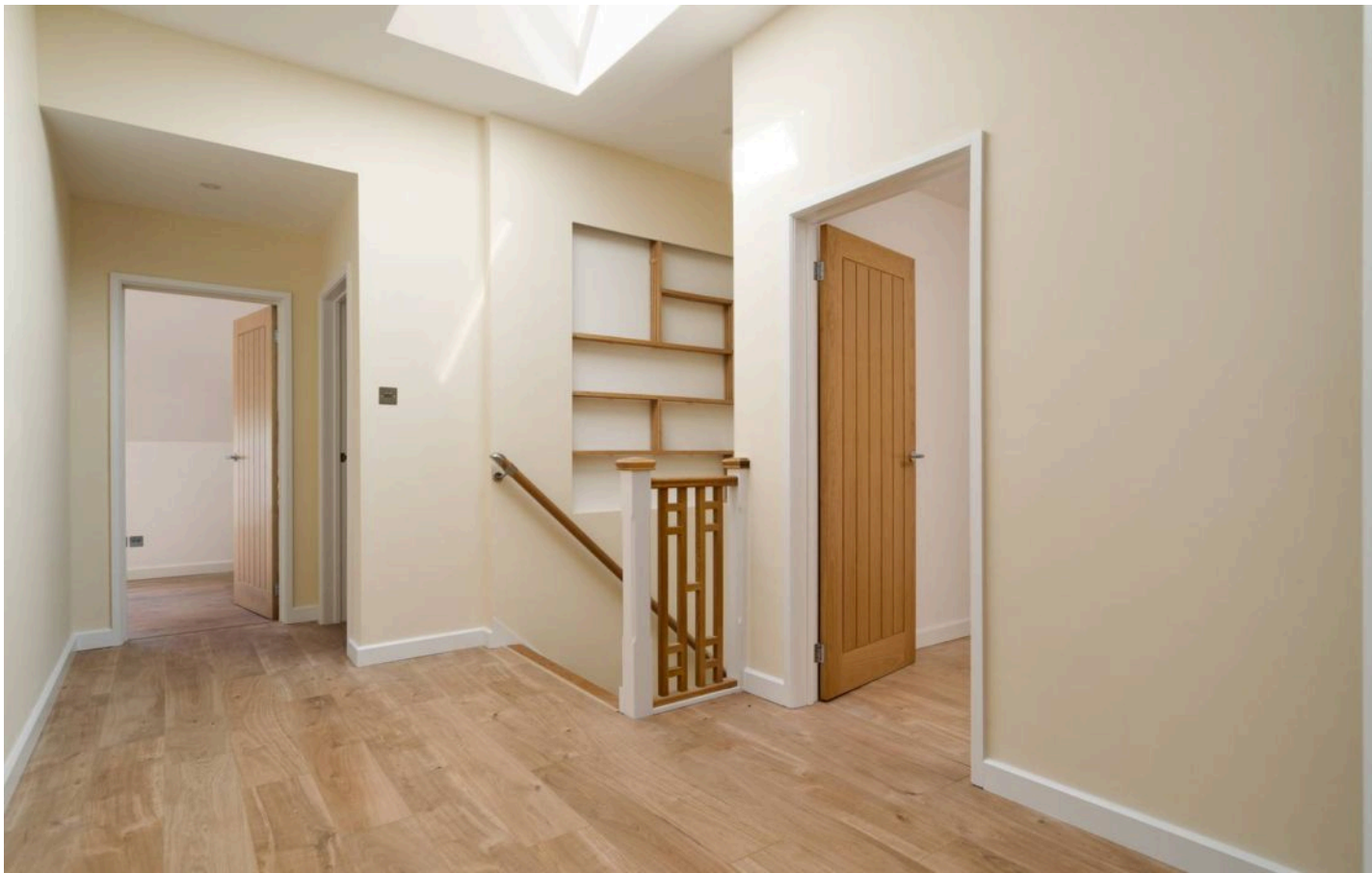
Purley, CR8 2HS

Two separate staircases rise to the first floor, where you'll find five double bedrooms. The principal suite is a true highlight, featuring a vaulted ceiling, a large picture window with views over the garden and beyond, and a stylish en-suite shower room. The second bedroom also benefits from its own en-suite, while three further double bedrooms share a spacious family bathroom. Bedroom five offers potential to add an additional en-suite if desired, but currently used as a very useful walk in storage room.

Outside, the grounds are beautifully landscaped with mature trees, level lawns, and well-stocked borders, providing complete seclusion to all sides. Practical features include a single garage and ample off-road parking for multiple vehicles. The gardens extend to all four sides of the house, each offering a different aspect and function. There is also a private pathway that leads up to Higher Drive for ease of access to amenities by foot.







## 22 Highland Road

Purley, CR8 2HS

Purley and the surrounding areas are well known for their very good choice of reputable schools including Margaret Roper Catholic, St. Nicholas, Christ Church and Beaumont at primary level and preparatory schools to include Cumnor House, St. David's and Laleham Lea. At senior level there is John Fisher and Woodcote and private sector senior schools in the area include Whitgift, Trinity, Old Palace and Croydon High. Local Grammar schools include Wallington County, Wallington Girls and Wilsons Boys. Sporting facilities include Purley Sports Club with its squash, cricket and tennis courts and there are two golf courses in Purley as well as a number of individual tennis and bowls clubs. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes. Purley station provides rail services to London Bridge (from 25 minutes), London Victoria (from 24 minutes) and Gatwick (from 26 minutes you to London Bridge from 23 & 32 minutes. Numerous bus services provide transport to all the surrounding and the M25/M23 serving Gatwick and Heathrow Airports, within approximately 30 and 60 minutes drive respectively.





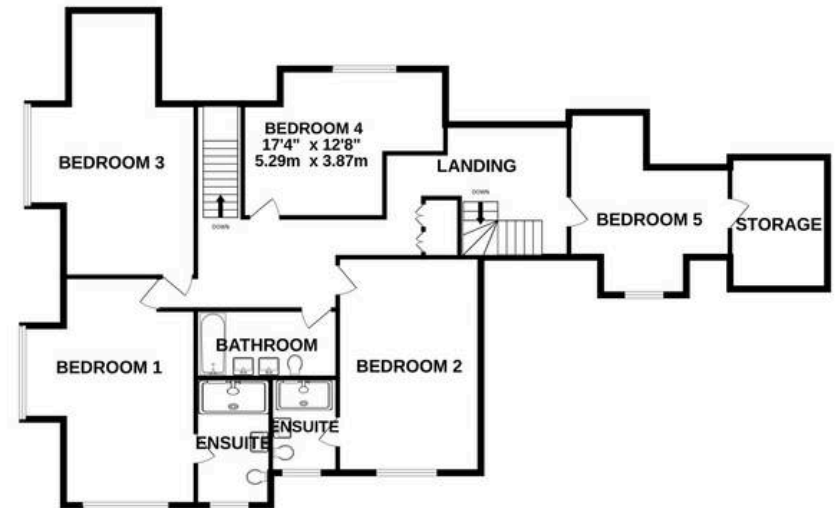




GROUND FLOOR  
2271 sq.ft. (211.0 sq.m.) approx.



1ST FLOOR  
1672 sq.ft. (155.3 sq.m.) approx.



TOTAL FLOOR AREA : 3943 sq.ft. (366.3 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.

Made with Metropix ©2025





## Fine & Country

Estates Office, 7 The Crescent Station Road, Surrey - CR3 7DB

01883 653040

[woldingham@fineandcountry.co.uk](mailto:woldingham@fineandcountry.co.uk)

[www.fineandcountry.co.uk/woldingham-oxted-and-purley-estate-agents](http://www.fineandcountry.co.uk/woldingham-oxted-and-purley-estate-agents)