



26 Cliff End, Purley

£900,000 Freehold



haboodle

Set on an elevated plot with incredible views just moments from **Purley railway station** and **Riddlesdown Common**, this substantial detached family home offers over 2,500 sq ft of well-balanced accommodation arranged across three floors. With SIX bedrooms, a versatile reception space and a south-facing sun terrace, this is a house designed to grow with you.

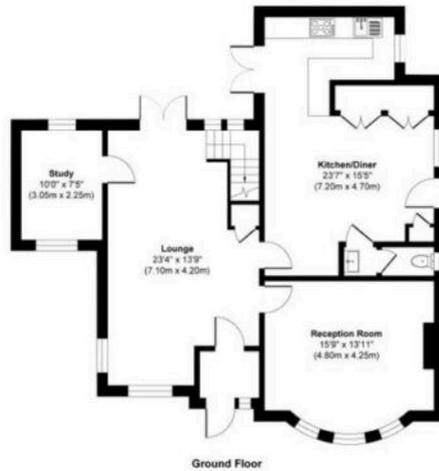
From the outset, the position stands out. The elevated setting allows natural light to track across the property throughout the day, while the south-facing terrace to the front provides the perfect spot for morning coffee or summer evenings.

Internally, we have a porch with space for coats and boots, leading to a generous reception room, which sets the tone for the rest of the house. Currently used as an additional living area by the owners, it offers genuine flexibility depending on how you choose to live. To the front, a separate bay-fronted reception room provides a more formal or cosy sitting space.



- › Detached Family Home
- › Over 2,500 Sq Ft Of Accommodation
- › Six Double Bedrooms
- › Two En-Suite & Family Bathroom
- › Large Family Kitchen With Dining Space
- › Separate Bay-Fronted Reception Room
- › Versatile Additional Living Space
- › Ground Floor Office & Guest W.C.
- › South-Facing Sun Terrace
- › Rear Garden Arranged Over Two Levels

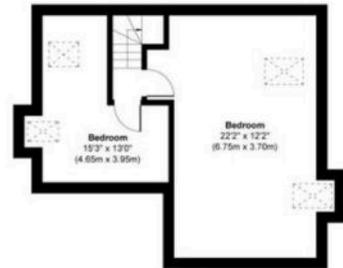




Ground Floor



First Floor



Second Floor



Cliff End, Purley, CR8
Approx. Gross Internal Area 2586sq ft / 240.23sq meters (including Garage)

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 show.
 Plan produced by AR Net Media-www.arnetmedia.uk