

106a Higher Drive,
Purley, Surrey, CR8
2HL



Asking Price £750,000

Nestled in the prestigious and leafy enclave of Higher Drive, this five-bedroom detached residence offers a rare opportunity to acquire a substantial family home in one of Purley's most desirable streets.

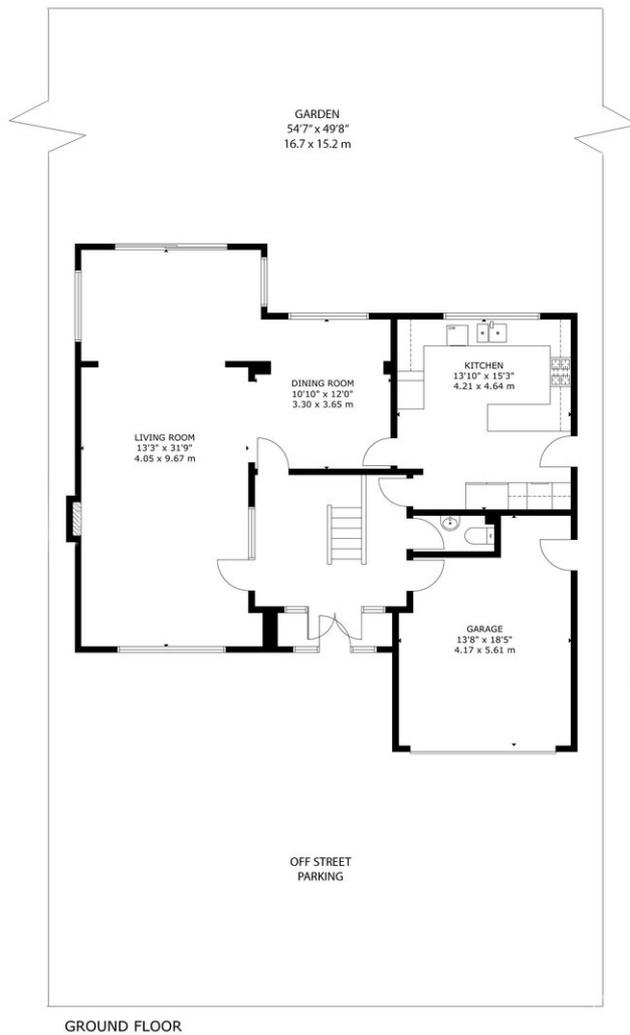
Requiring modernisation throughout, the property presents the perfect blank canvas for buyers looking to create their dream home. With generous proportions across both floors, there's ample scope to update, reconfigure, or extend (STPP) to suit your vision.

Key features include:

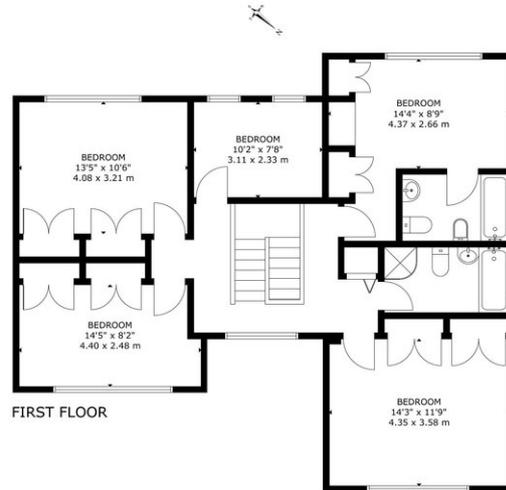
Five well-proportioned bedrooms

Expansive off-street parking for multiple vehicles

Floorplan



HIGHER DRIVE CR8
 APPROX GROSS INTERNAL AREA: 185.sq.m - 1991.sq.ft
 APPROX GARAGE: 19.8.sq.m - 213.sq.ft
 APPROX TOTAL: 204.7.sq.m - 2204.sq.ft



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq.Footage & sq.metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan 03053025. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelondon.co.uk email: mark@steelondon.co.uk

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Features

- Substantial 5-bedroom detached family home
- In need of modernisation – ideal for refurbishment.
- Located on the highly sought-after Higher Drive in Purley
- Generous off-street parking for multiple vehicles

02086817000 | sales@paul-oshea.co.uk
www.paul-oshea.co.uk