

14 Lower Barn Road
Purley, CR8 1HQ

Guide Price £550,000



14 Lower Barn Road Purley, CR8 1HQ

Guide Price £550,000 - £575,000

Located in the sought-after area of Riddlesdown, this delightful 3 semi-detached house offers an ideal setting for a growing family. Perfectly positioned close to Riddlesdown Collegiate and the mainline station, this property combines convenience with excellent educational opportunities, making it a dream location for families.

The ground floor welcomes you with a spacious and inviting living room, perfect for relaxation and family time. Additionally, there is a versatile study/reception room, currently being used as a 4th bedroom, providing flexibility to suit your needs. A convenient downstairs shower room adds to the practicality of the layout. The highlight of the ground floor is the impressive rear extension, which houses a modern kitchen/diner. This open-plan space is perfect for family gatherings, meals, and entertaining guests, offering a blend of style and functionality.

Upstairs, the property comprises three well-proportioned bedrooms, each offering comfort and ample storage space. A family bathroom serves the upper floor, ensuring convenience for the household. Externally, the property continues to impress with off-road parking for multiple cars, ensuring ease and convenience for busy families. The large garden is a standout feature, boasting a well-maintained lawn and a charming patio area, ideal for outdoor dining, relaxation, and children's play.

This wonderful family home offers the perfect blend of space, style, and location. Don't miss the opportunity to make this your new home.





Entrance Hall
10'2" x 3'4" (3.12m x 1.04m)

Living Room
13'3" x 10'9" (4.06m x 3.29m)

Shower Room
8'6" x 2'8" (2.61m x 0.82m)

Bedroom/Reception Room
9'2" x 10'8" (2.81m x 3.26m)

Hallway
12'11" x 3'1" (3.95m x 0.95m)

Kitchen/Diner
15'8" x 16'8" (4.79m x 5.10m)

Landing
2'8" x 6'6" (0.82m x 1.99m)

Bedroom
10'4" x 12'1" (3.17m x 3.7m)

Bedroom
9'2" x 10'2" (2.81m x 3.12m)

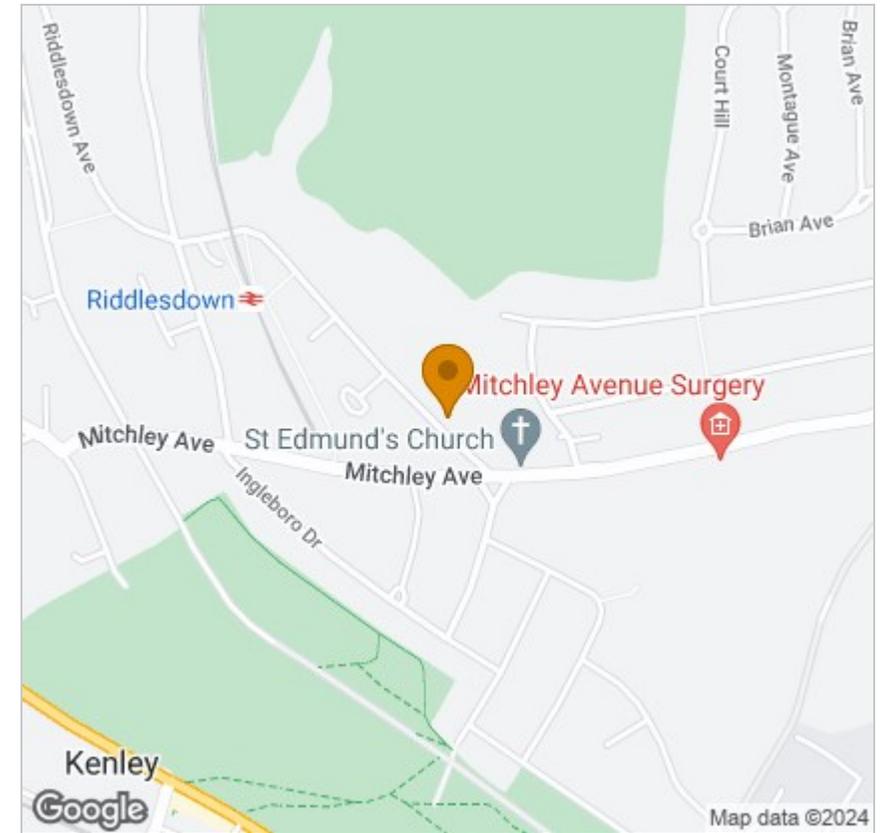
Bedroom
10'3" x 6'2" (3.14m x 1.9m)

Bathroom
6'2" x 5'1" (1.89m x 1.56m)

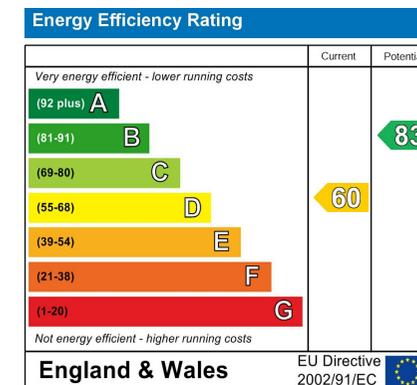
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



147 Brighton Road,
Coulsdon,
Surrey
CR5 2NJ
Tel: 020 8763 8878
Email: sales@danieladamsestateagents.co.uk
www.danieladamsestateagents.co.uk