



79K Riddlesdown Road
Purley, CR8 1DH

Guide Price £825,000



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Set in a sought after position in Riddlesdown, this impressive 4 bedroom detached home, built in 2020, offers high specification living arranged over three floors, making it ideal for the growing family.

The lower level forms the heart of the home, featuring a stunning open plan kitchen and dining space with a central island and integrated appliances, perfect for everyday living and entertaining. Bi fold doors open onto the low maintenance rear garden, creating a seamless indoor outdoor feel. A separate utility room adds practicality, alongside a spacious lounge, downstairs W C and an additional reception room ideal as a home office, playroom or gym.

The upper floors offer generous bedroom accommodation. The principal bedroom features extensive built in wardrobes and a stylish ensuite shower room, with two further double bedrooms also benefiting from built in wardrobes, a contemporary family bathroom and a top floor loft bedroom with a Velux skylight and useful eaves storage. Bedroom one and two enjoy floor to ceiling Juliet doors with far reaching views across Croydon and Purley Downs Golf Course. Externally, the property offers off road parking for three vehicles and a smart, low maintenance garden.

Ideally located moments from Riddlesdown and Purley mainline stations, with the Common at the top of the road, this is a fantastic opportunity to secure a modern family home with excellent space and connectivity.





Entrance Hall
10'6" x 6'5" (3.22m x 1.98m)

Bedroom
13'5" x 14'9" (4.10m x 4.52m)

Ensuite
5'1" x 8'0" (1.55m x 2.44m)

Bedroom
13'1" x 11'1" (3.99m x 3.39m)

Bedroom
9'7" x 14'4" (2.93m x 4.38m)

Bathroom
7'1" x 8'2" (2.16m x 2.50m)

Kitchen/Diner
25'6" x 14'6" (7.79m x 4.42m)

Living Room
17'3" x 11'1" (5.28m x 3.40m)

Office/Playroom
9'1" x 15'1" (2.77m x 4.62m)

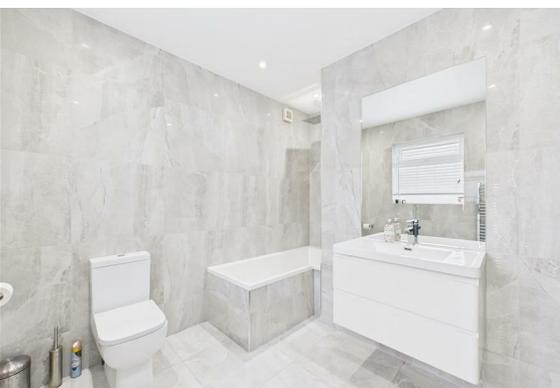
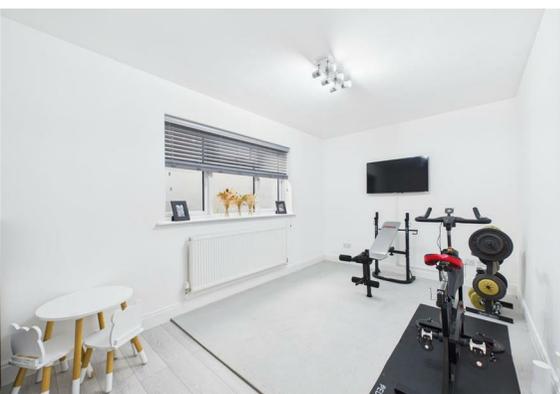
WC
4'7" x 2'6" (1.41m x 0.77m)

Utility Room
4'11" x 10'3" (1.52m x 3.14)

Boiler Room
4'11" x 3'8" (1.52m x 1.13m)

Landing
6'2" x 2'0" (1.90m x 0.63m)

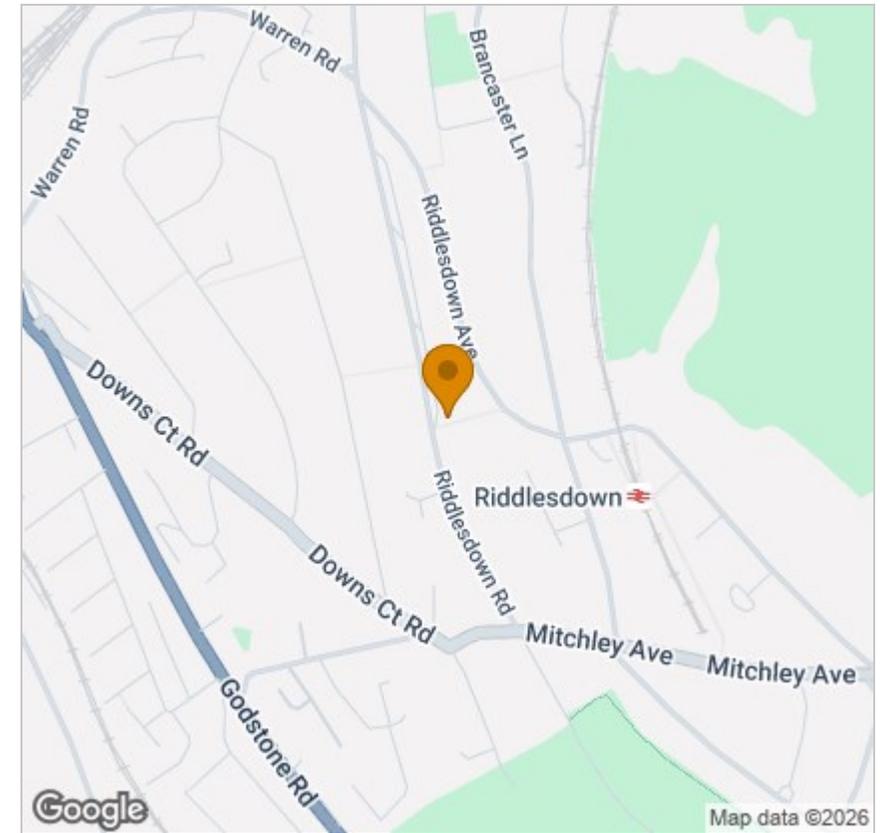
Bedroom
16'4" x 23'6" (4.98m x 7.17m)



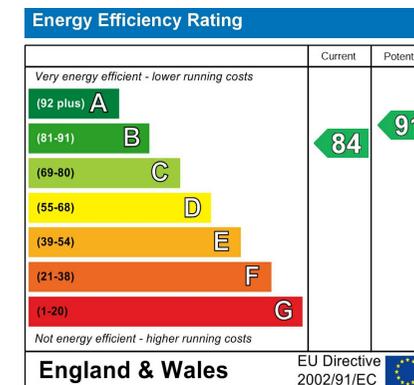
Floor Plan



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.



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