



55 Hartley Hill, Purley - CR8 4EQ

Guide Price £600,000

FINE & COUNTRY





55 Hartley Hill

Purley, CR8 4EQ

OPEN HOUSE VIEWING - SATURDAY 14TH JUNE - 10AM ONWARDS - PLEASE CALL FOR YOUR APPOINTMENT TO VIEW. A 3 Bedroom Detached House, representing an exciting prospect for those seeking a property with renovation potential and extension possibilities in a desirable location. Endless opportunities await the new owner to create a bespoke home that harmoniously blends tradition with modernity, making this property a desirable investment for the savvy buyer looking to make their mark on a distinguished residence.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G

- In Need of Complete Renovation/Modernisation
- Large Level Rear Garden Backing Woodland
- Ideal Extension Potential (subject to planning permission)
- Sought After Location
- Original Features
- End of Chain





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A rare opportunity presents itself with this charming 3 Bedroom Detached House nestled in a sought-after location. In need of complete renovation and modernisation, this property offers a blank canvas to create a truly bespoke home tailored to the buyer's tastes and requirements.

Positioned at the end of a chain, this property holds immense potential for those seeking a project to restore and transform. The large level rear garden, which backs onto serene woodland, offers a tranquil setting to enjoy nature's beauty. The proximity to natural surroundings provides an added sense of privacy and tranquillity, creating a unique retreat from the hustle and bustle of every-day life.

Upon entering the property, you are greeted by spacious rooms showcasing original features that harken back to the property's historic charm. The layout of the house provides a solid foundation for further extension, subject to obtaining the necessary planning permissions, allowing the future owner the opportunity to create additional living space as desired.





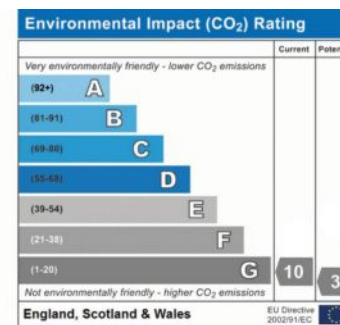
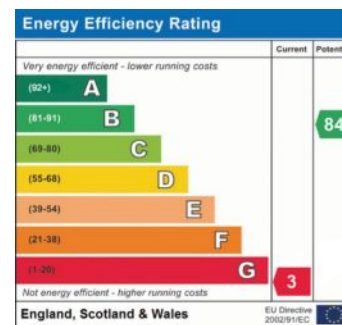
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Each of the three bedrooms within the property boasts potential, inviting the imagination to run wild with possibilities of creating cosy retreats or functional home offices. The property's sought-after location offers convenience and proximity to a host of amenities, schools, and transportation links, making it an ideal choice for families, professionals, or investors looking to capitalise on an exceptional opportunity.

Those with a discerning eye for design and a passion for renovation will find this property a true gem, offering the chance to breathe new life into a characterful home with a rich history. Embrace the challenge of revitalising this property into a modern masterpiece, tailored to your unique vision and style.

Purley and Coulsdon, both within easy reach, offering excellent shopping facilities in an affluent and desirable setting. Renown local schools, such as Cumnor House, Wallington Girls and Wilsons School. Prestigious golf clubs, including Coulsdon Manor Golf Club, Purley Downs and Kingswood Golf & Country Club. The area also offers an array of shops, boutiques, and supermarkets, providing convenient shopping options. Four possible train stations to include Purley, Coulsdon South & Town & Reedham, ensuring convenient connections to nearby areas and central London. with frequent trains to London Victoria and London Bridge within 22 minutes.



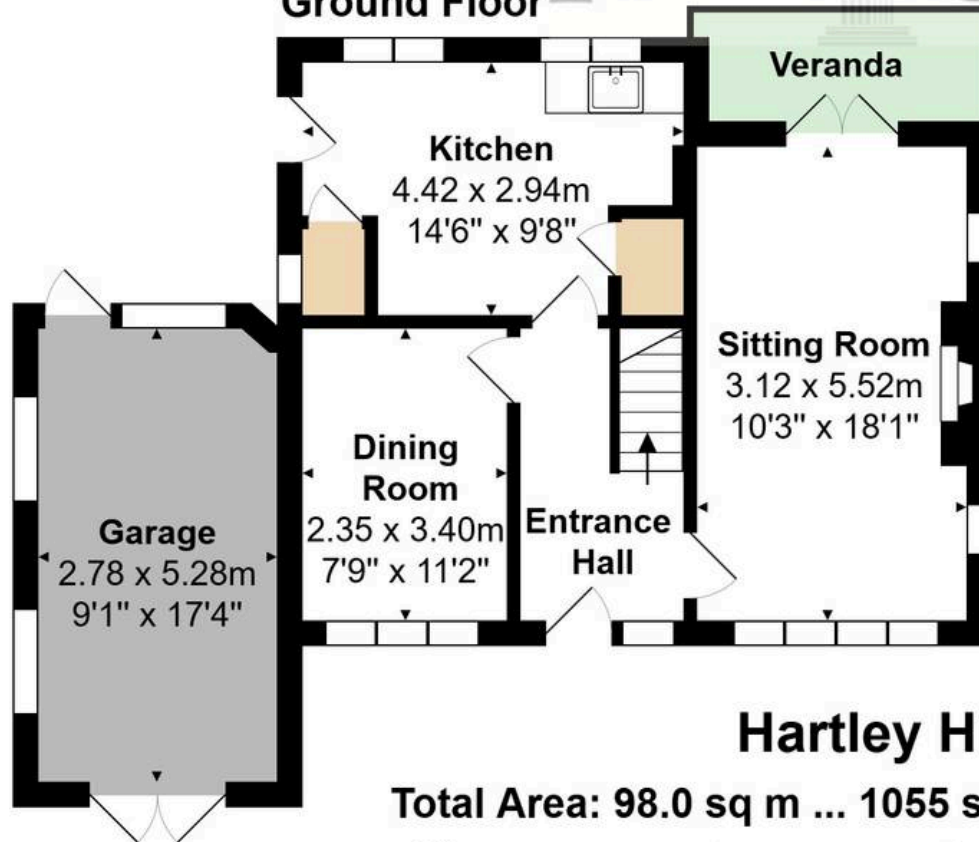


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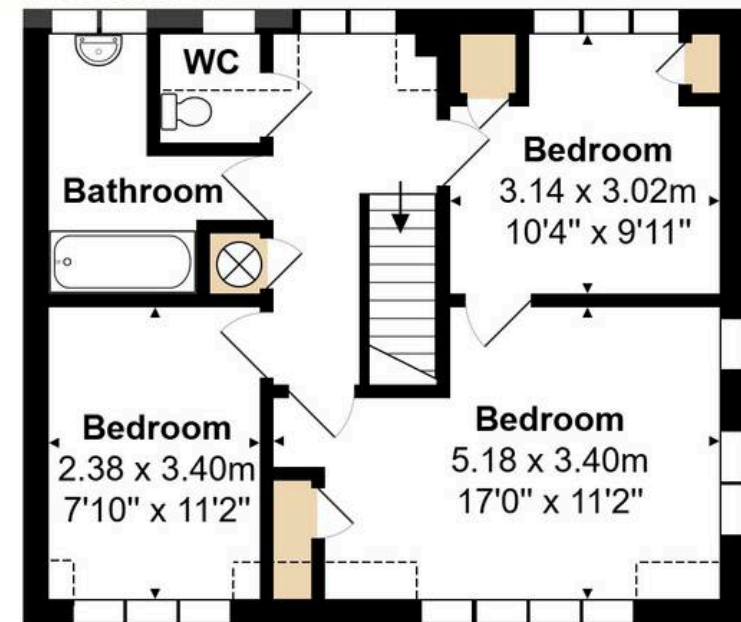


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Ground Floor



First Floor



Hartley Hill, Purley

Total Area: 98.0 sq m ... 1055 sq ft (excluding garage, veranda)

All measurements are approximate and for display purposes only.

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