



104 Purley Downs Road, South Croydon, CR2 0RB
Asking price £900,000

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MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

Monochrome Homes X Bellview Group present a rare opportunity to acquire this new four double bedroom detached family home which stands on a new private road in the heart of Purley.

Accommodation

Nestled within the picturesque location of Purley Downs Road, Bellview Group are proud to unveil a stunning collection of seven new build houses that redefine contemporary living. Each residence stands as a testament to meticulous craftsmanship and architectural finesse, seamlessly blending modern design with timeless elegance.

The development is comprised of 6 semi-detached houses & 1 detached house. These beautiful houses boast spacious interiors flooded with natural light, accentuated by high ceilings and expansive windows that offer breath-taking views of the surrounding landscape. Every detail exudes luxury and sophistication, creating an ambiance of refined living.

Every individual unit includes LED & feature lighting in hallways, fitted wardrobes in principal bedroom, underfloor heating throughout, fitted kitchens complete with integrated appliances, bathrooms and much more all fitted to a high specification.

Location

Situated in close proximity to Purley Downs Golf Club, residents of these homes have the opportunity to indulge in leisurely rounds amidst lush greenery and serene surroundings. Beyond the fairways, the area offers an array of local amenities, including boutique shops, charming cafes, and gourmet restaurants in Purley & Sanderstead Village ensuring convenience and pleasure within reach.

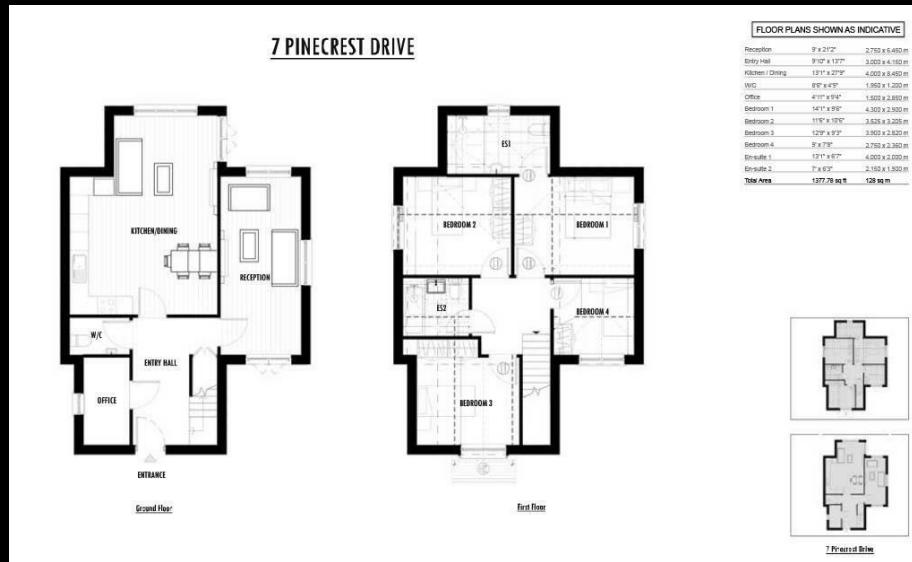
For those seeking seamless connectivity, the location boasts excellent transportation links, facilitating easy access to nearby urban centres and beyond. Whether commuting for work or leisure, residents enjoy effortless travel options, making every destination easily reachable. This includes several mainline railway stations operating on separate lines & bus services including the frequent 403 service linking Croydon, Sanderstead and Warlingham. The M25/M23 junction 6 can be found at Godstone and provides access to Gatwick Airport, the south coast and Bluewater Shopping Centre.

Families will appreciate the proximity to esteemed educational institutions, ensuring quality education for children of all ages. including Atwood, Gresham, Royal Russell, Whitgift and Trinity

Disclaimer

'These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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