

Hillcrest Road, Purley CR8 2JE

A chain free three bedroom semi-detached house with exceptional potential in one of Purley's most desirable settings

£675,000
GUIDE PRICE

Description

Set along the leafy and highly regarded Hillcrest Road, this attractive three-bedroom semi-detached home offers an increasingly rare opportunity: a house with genuine scope to modernise, extend and create a long-term family home tailored entirely to modern living.

There is something quietly special about roads like Hillcrest. Mature greenery, a calm residential atmosphere and the kind of neighbourhood where families tend to stay for years rather than seasons. The setting strikes that elusive balance between peaceful suburban living and excellent connectivity, with central London still within comfortable reach.



X 3 X 1 X 2

Key Features

- Three-bedroom semi-detached family home with off street parking
- Chain Free
- Prestigious and peaceful residential road
- Significant scope to modernise and extend (STPP)
- Ideal opportunity to create a bespoke long-term home
- Close to highly regarded independent schools
- Convenient access to Purley town centre and rail services



The house itself already provides well-proportioned accommodation, but it is the future potential that truly elevates the opportunity. Subject to the usual planning consents, there is clear scope for extension and reconfiguration.

To the front of the property, there is a driveway providing off-street parking and access to the single garage. Inside, the existing layout offers excellent foundations for modern living, with a generous sitting room embellished with a feature fireplace and a bay window, a dining room, a well-appointed kitchen overlooking the garden and a ground floor WC. At first floor, there are three bedrooms, a bathroom, a separate WC and access to a spacious loft. The extensive rear garden provides flexible outdoor space and is also accessible from the side of the property. There is also access to a sub-floor storage void.





One of the defining features of this location is its close vicinity to some of the area's most respected schools. Families are drawn to Purley not simply for the houses, but for the lifestyle ecosystem around them. Nearby schools include Whitgift School, Cumnor House, John Fisher, Thomas Moore & Wilsons — all contributing to the area's enduring appeal.

Purley itself continues to evolve as one of South London's quietly coveted residential pockets. Excellent rail links, green open spaces, golf courses, cafés and independent amenities combine with substantial family homes and tree-lined roads to create a lifestyle that feels both connected and calm.


bread
CAKES
BISCUITS
SWEETS













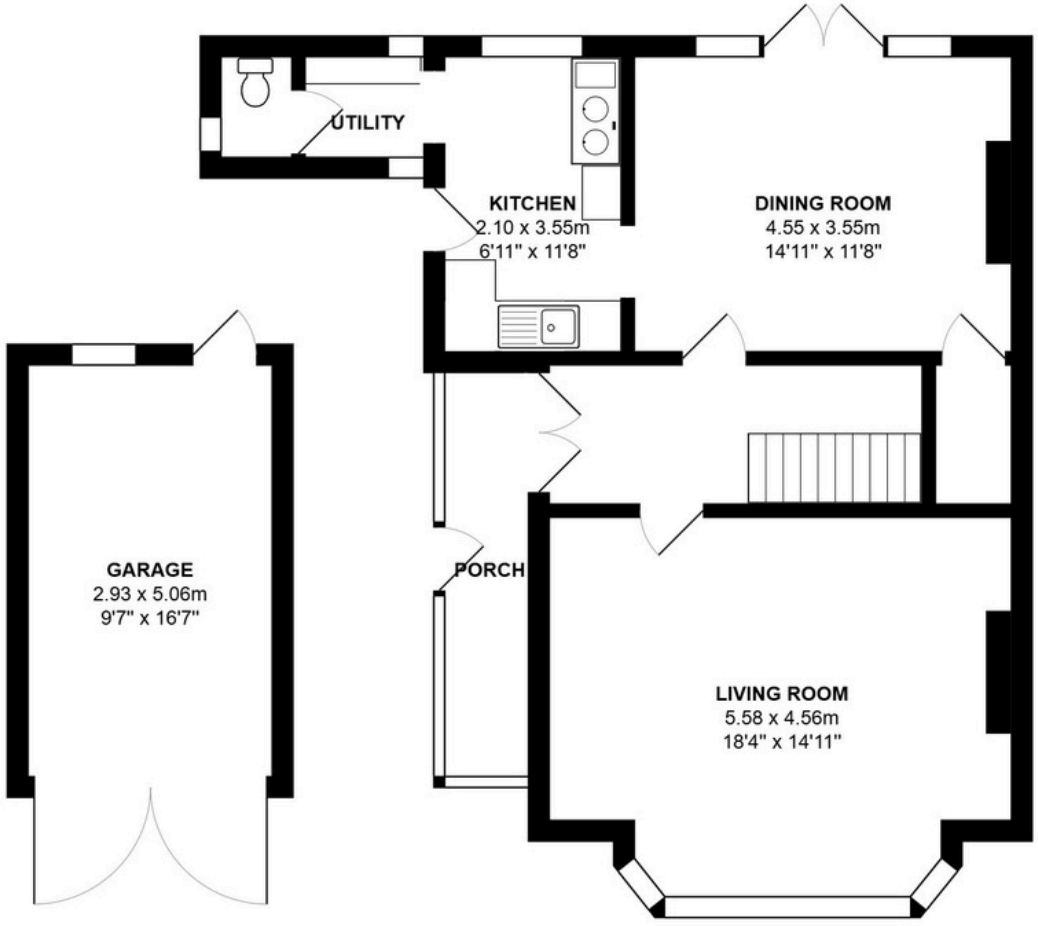


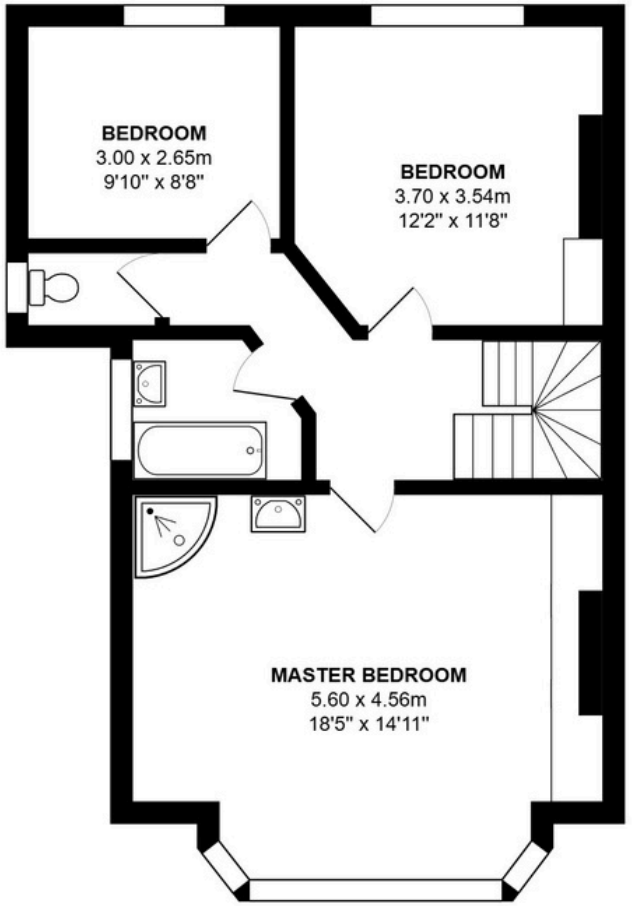




Floor Plan & EPC

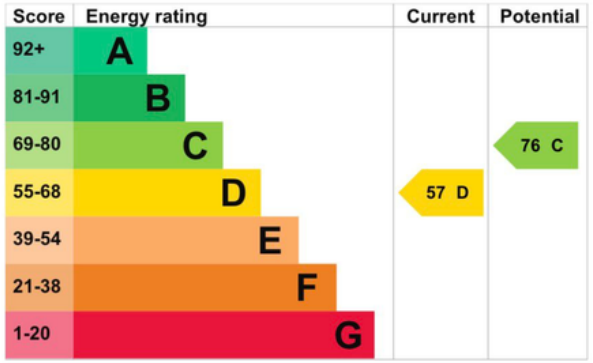
Total Area: 143.1 m2 / 1540 ft2





Property Summary

- **EPC Rating:** 57 D













To View Contact

0208 766 0123

www.hnfresidential.com

enquiries@hnfresidential.com | FAM@hnfresidential.com

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property