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Sale
60 8228

26 Old Lodge Lane | Purley | Surrey | CR8 4DF

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| GUIDE PRICE £725,000 | FREEHOLD |

A Home With Huge Potential Sitting On A Plot Of 0.26 Acres

If you are looking for a home with long term potential, then this is an ideal opportunity to purchase a property in a great location and sitting on a attractive and generous plot with space to extend to the side, rear and loft space. The property requires updating and modernisation, so this would be the ideal time to extend and renovate. The property is also being sold with NO ONWARD CHAIN.

The accommodation in brief comprises of; entrance hallway, double aspect reception room, front aspect kitchen, rear dining room with door leading to the lean-to and garage areas. From the first floor landing you access the three bedrooms and family bathroom. Outside to the front there is off street parking, leading to the garage, a lawn area with access to the rear garden, which is mainly lawn, highlighted by flower beds and mature shrub borders.

The property on Old Lodge Lane is within 0.25 miles of Reedham train station. Bus services from the road connect to Purley, all parts of Croydon, Coulsdon and Wallington. The M23 & M25 are also easily accessible via Hooley. Close by Purley Mainline train station also provides a through the night service from central London & Thameslink services to London St Pancras and beyond, all of which make this property ideal for commuters.

If you're feeling active there are a number of local health and leisure clubs to choose from. Excellent golf courses, recreation grounds and other open spaces are also close by, including the wide open areas of Riddlesdown Common, Kenley & Farthing Downs. There are both private and state schools for children of all ages within the vicinity, including Hayes, St David's and Riddlesdown to name just a few. This property also falls inside the catchment area for Beaumont Primary School which has received an outstanding Ofsted rating.







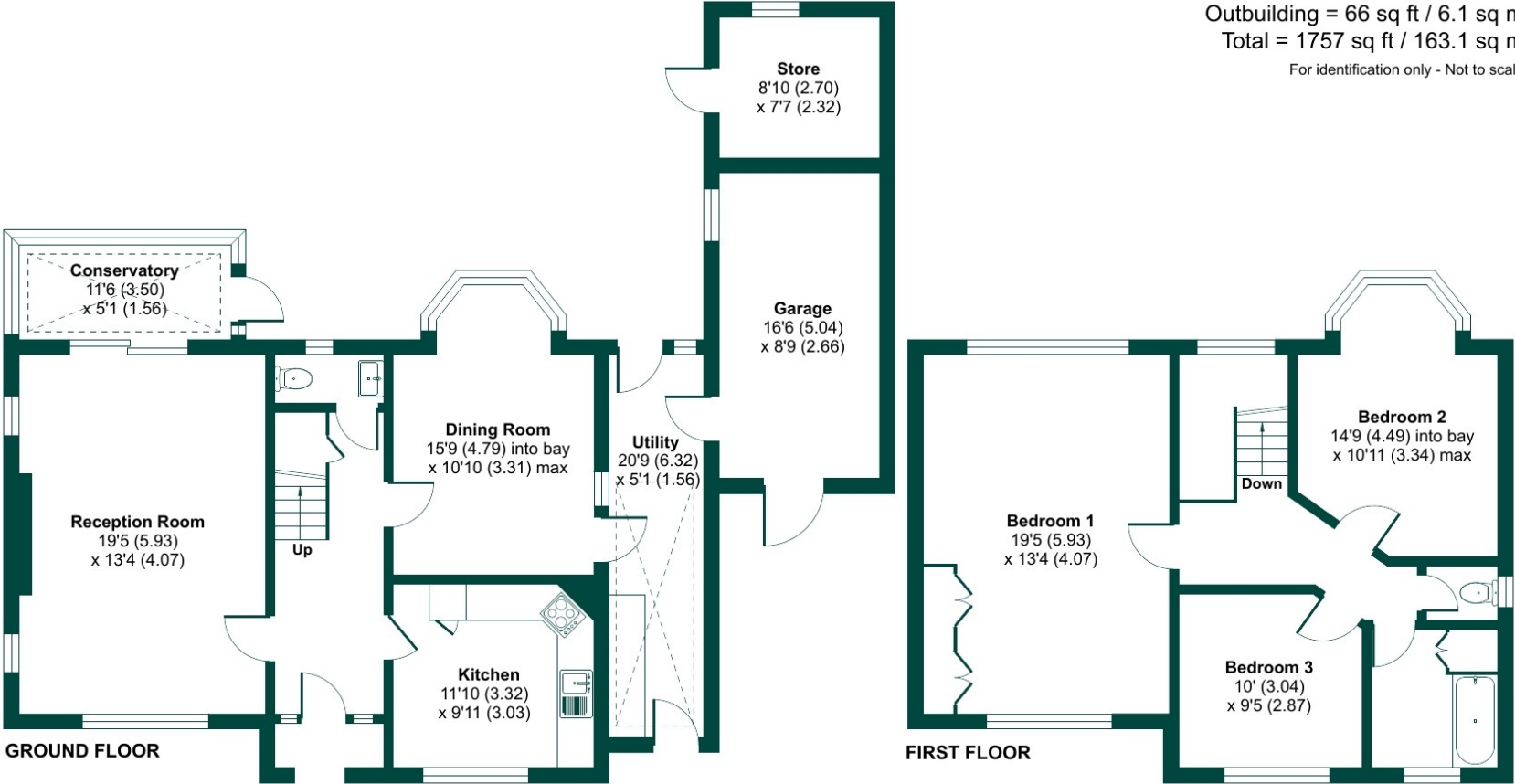






Old Lodge Lane, Purley, CR8

Approximate Area = 1547 sq ft / 143.7 sq m
Garage = 144 sq ft / 13.3 sq m
Outbuilding = 66 sq ft / 6.1 sq m
Total = 1757 sq ft / 163.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2025. Produced for Frost Estate Agents. REF: 1287838



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.