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37 Derwent Drive, Riddlesdown, Purley, Surrey, CR8 1ER

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Derwent Drive  
Purley  
Surrey CR8 1ER

Guide Price £700,000

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Situated on Derwent Drive with beautiful far-reaching views, this attractive and generously proportioned four-bedroom semi-detached family home offers over 1,500 sq ft. of versatile accommodation, ideal for modern family living. EPC Rating TBC. Council Tax Band E.

Arranged over two floors, the property provides bright, well-balanced rooms with excellent entertaining space and well-proportioned bedrooms throughout.

#### Ground Floor

A welcoming entrance porch and hallway lead through to an impressive 28' reception room, featuring a bay window and ample space for both seating and dining areas. To the rear, the superb 23' kitchen/diner forms the heart of the home, offering extensive worktop space and room for family dining, with direct access into a generous 19' conservatory. The conservatory enjoys lovely outlooks over the garden and surrounding views, creating a wonderful year-round living space. The ground floor further benefits from a cloakroom/WC and internal access to the integral garage.

#### First Floor

Upstairs, there are four well-sized bedrooms, including a particularly spacious principal bedroom measuring over 22' in length. The remaining bedrooms are ideal for children, guests or a home office. A family bathroom and en suite shower room provide excellent convenience for busy households.

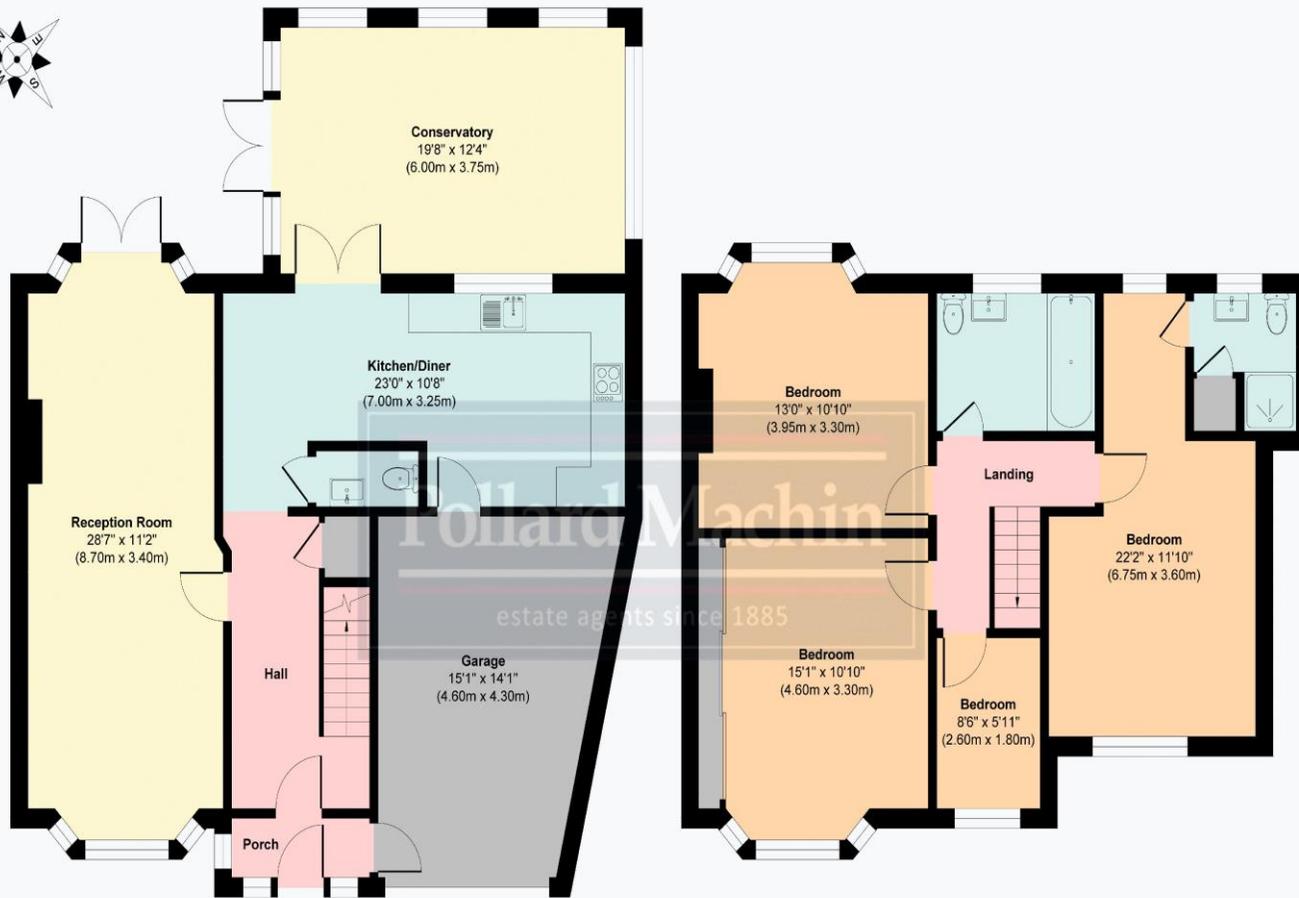
#### Outside

The property enjoys a good size private rear garden, perfectly positioned to take advantage of the elevated setting and scenic outlook. To the front, there is driveway parking leading to the integral garage.

#### Location

Derwent Drive is a sought-after residential road in Riddlesdown, Purley, well regarded for its quiet setting and attractive outlooks. The property is conveniently located for local shops, reputable schools and transport links, including Purley mainline station offering fast services into Central London.





Ground Floor

First Floor

**Derwent Drive, Purley, CR8**  
**Approx. Gross Internal Area 1507sq ft / 140sq meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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