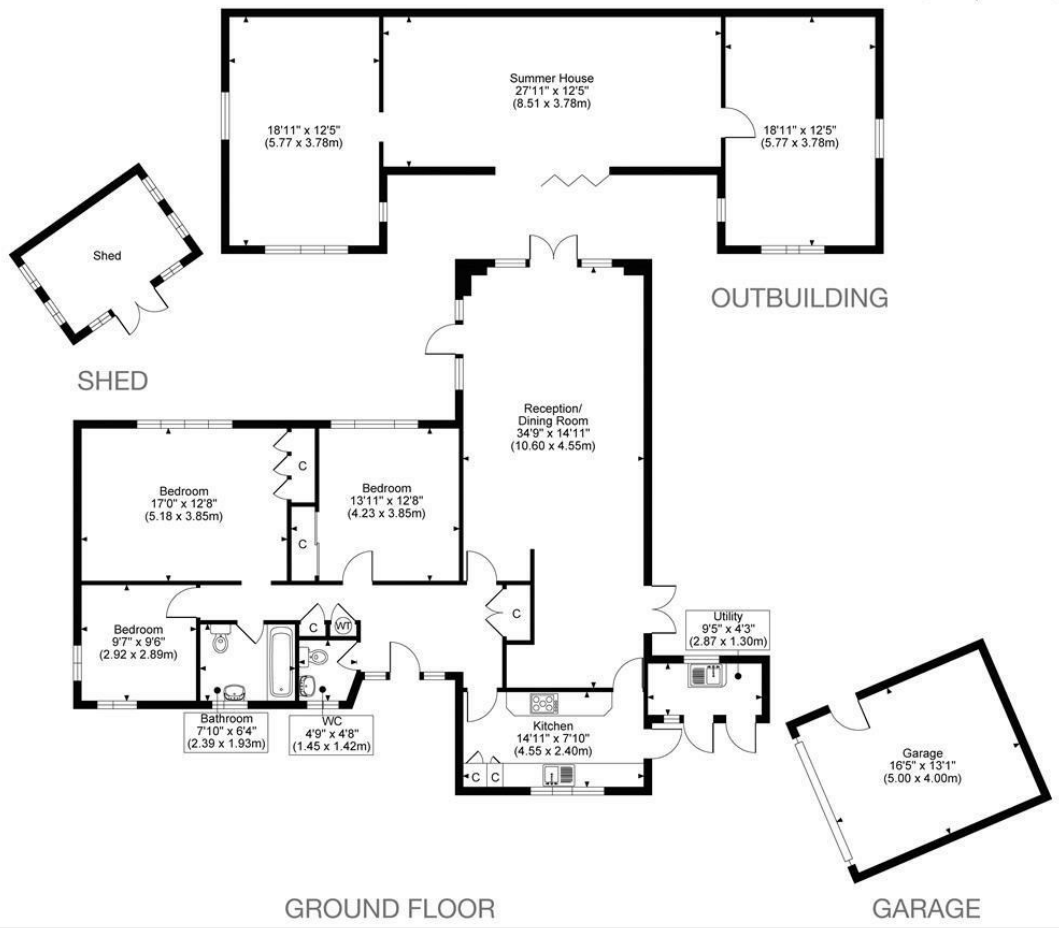


FARM DRIVE, CR8

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/OUTBUILDING/SHED 2508 SQ.FT (233 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING/SHED 1367 SQ.FT (127 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Farm Drive, Purley CR8 3LP

Guide Price £1,250,000

GUIDE PRICE £1,250,000 - £1,350,000

An exceptional opportunity to acquire a three-bedroom detached bungalow situated within the prestigious and exclusive Webb Estate in West Purley, benefiting from beautifully established gardens, substantial outbuilding accommodation and two separate granted planning permissions.

Occupying a delightful position along the highly regarded Farm Drive, Spindlewood offers a rare opportunity to purchase a detached bungalow in one of Purley's most desirable residential settings. Surrounded by mature greenery, the property enjoys a wonderful sense of privacy and seclusion.

The accommodation comprises three well-proportioned bedrooms, a spacious reception/dining room, fitted kitchen, separate utility room, family bathroom, and additional WC. Externally, the property benefits from a generous private driveway, detached garage, and beautifully established gardens.

A particularly impressive feature is the contemporary timber-clad garden outbuilding, incorporating a central summer house and two additional rooms, offering versatile space for entertaining, home working or leisure pursuits.

The property benefits from two separate granted planning permissions, presenting exciting opportunities for prospective purchasers:

26/01814/FUL – Granted 20 October 2026: Demolition of the existing bungalow and detached garage, with permission to construct a new

- Chain Free
- Three-bedroom detached bungalow situated within the prestigious and exclusive Webb Estate in West Purley
- Two granted planning permissions for either a replacement two-storey detached residence or substantial extension and loft conversion
- Beautifully established and secluded gardens featuring an impressive contemporary summer house with versatile additional accommodation
- EPC Rating D
- Council Tax Band G













