

# 32 Furze Lane, Purley, CR8 3EG

Guide Price £1,100,000









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## Purley, CR8 3EG

A well presented, Webb built 5 bedroom, 3 reception room, semi detached property, situated within the prestigious Webb Estate, being within a short walk of Purley Town Centre and mainline railway station. Featuring an original Edwardian addition to create a second entrance hall with cloakroom and large double aspect drawing room.
Council Tax band: G

Tenure: Freehold

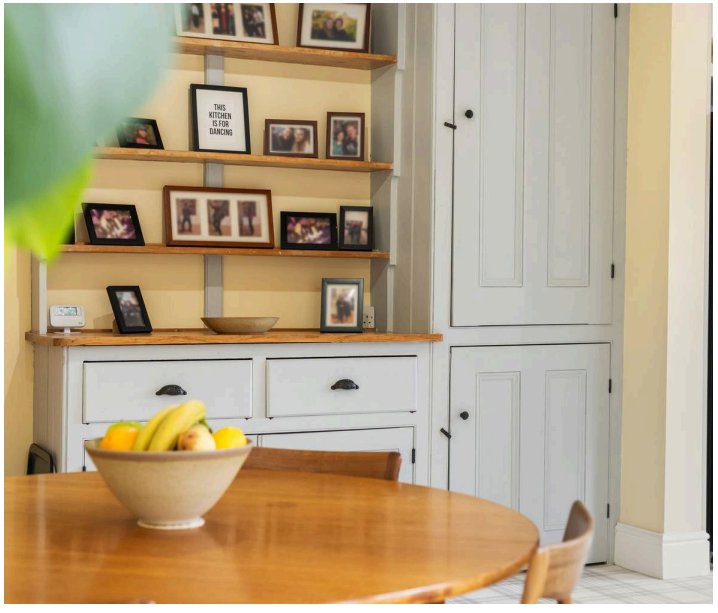
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Substantial Semi Detached Residence with Original Features
- Three Impressive Reception Rooms including Double Aspect Drawing Room
- Open Plan Kitchen/Diner
- Five Bedrooms (Four Double)
- Accommodation Presented Over Three Floors
- Signficent Wrap Around Terrace







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Nestled in a 1/3rd acre plot on a sought-after residential road in Purley within the prestigious Webb Estate, this exceptional Webb-built Edwardian five-bedroom semi-detached home effortlessly combines period elegance with generous family living space. Dating back to 1908, the family home, boasts an abundance of original features, providing excellent family accommodation over three floors,
The property has been thoughtfully enhanced by an original Edwardian addition, creating a magnificent ground floor drawing room featuring a striking fireplace, high ceilings and a bright double-aspect outlook—ideal for both entertaining and relaxation.

Upstairs, the home continues to impress with well-proportioned bedrooms full of character. The top floor guest suite enjoys a double-aspect outlook and excellent eaves storage, while the spacious landing is complemented by multiple built-in cupboards. Bedroom one boasts an original fireplace and an attractive large square bay window, with bedroom two and three also retaining their original fireplaces. Throughout the home, beautifully restored original wooden doors add warmth and authenticity. The family bathroom is well-appointed with both a bath and a separate shower.







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The ground floor welcomes you via an inviting entrance hall with the original front door, parquet flooring and elegant stained glass detailing. The family room offers a cosy yet refined space, complete with a recessed gas fireplace and French doors opening onto a substantial wrap-around rear terrace. A separate formal dining room, adorned with wall panelling and a charming mahogany fireplace, provides an ideal setting for hosting.

At the heart of the home is a superb kitchen/diner designed around an integrated double range cooker and a restored original dresser, and fitted with bespoke solid wood kitchen units, with granite worktops and a classic butler sink. The room benefits from a double-aspect layout, with doors leading directly to the terrace from the dining area, and is complemented by a separate utility room.

The second entrance hall provides a downstairs cloakroom and direct access to the main entertaining areas, including the feature drawing room with 10’ ceilings and two square bay windows to the front and rear with stained glass detailing. A beautiful original fireplace with a wood-burning stove creates a warm focal point.

Externally, the property is nestled within a 1/3 of an acre and enjoys a substantial rear garden with a 90sqm paved wrap-around terrace. Extensive level lawns, bordered by mature trees and shrubs - perfect for family life.







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To the front aspect, the ample driveway provides good off road parking for several cars, leading to a detached single garage. There is a side gate leading to the rear garden. Extensive lawns to the front, bordered by mature hedging to all sides.

Purley and the surrounding areas are well known for their very good choice of reputable schools including Margaret Roper Catholic, St. Nicholas, Christ Church and Beaumont at primary level and preparatory schools to include Cumnor House, St. David's and Laleham Lea. At senior level there is John Fisher and Woodcote and private sector senior schools in the area include Whitgift, Trinity, Old Palace and Croydon High. Local Grammar schools include Wallington County, Wallington Girls and Wilsons Boys. Sporting facilities include Purley Sports Club with its squash, cricket and tennis courts and there are two golf courses in Purley as well as a number of individual tennis and bowls clubs. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes. Purley station provides rail services to London Bridge (from 25 minutes), London Victoria (from 24 minutes) and Gatwick (from 26 minutes you to London Bridge from 23 & 32 minutes. Numerous bus services provide transport to all the surrounding areas and the M25/M23 serving Gatwick and Heathrow Airports.



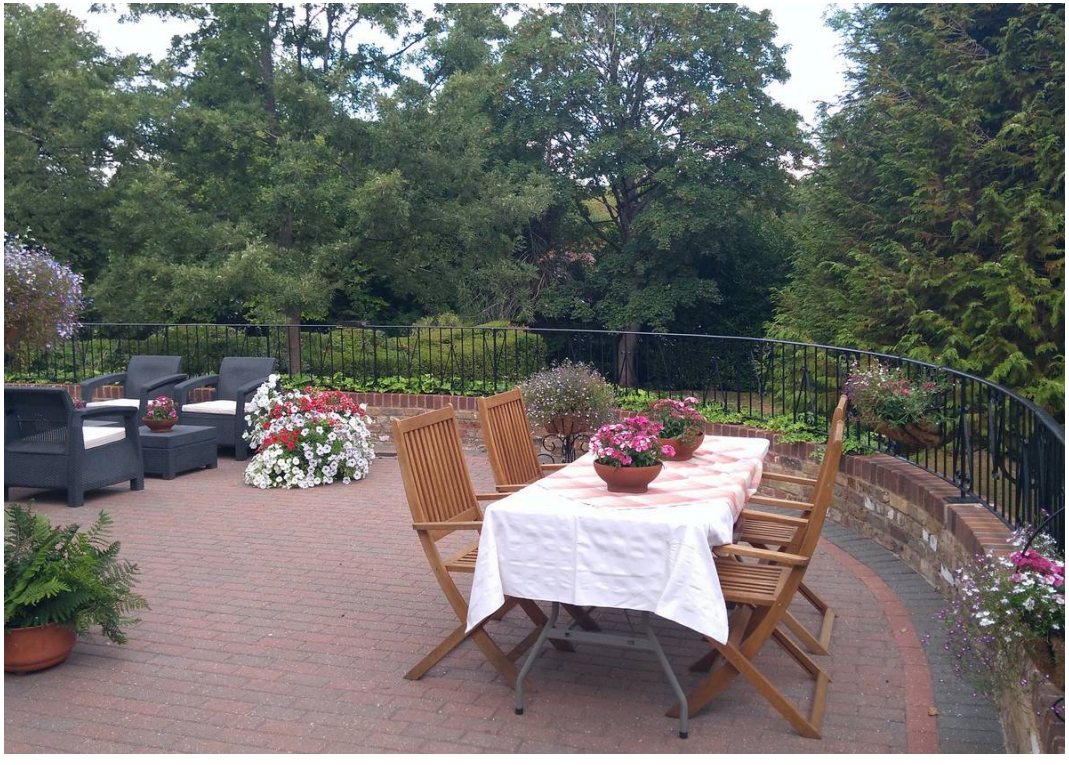








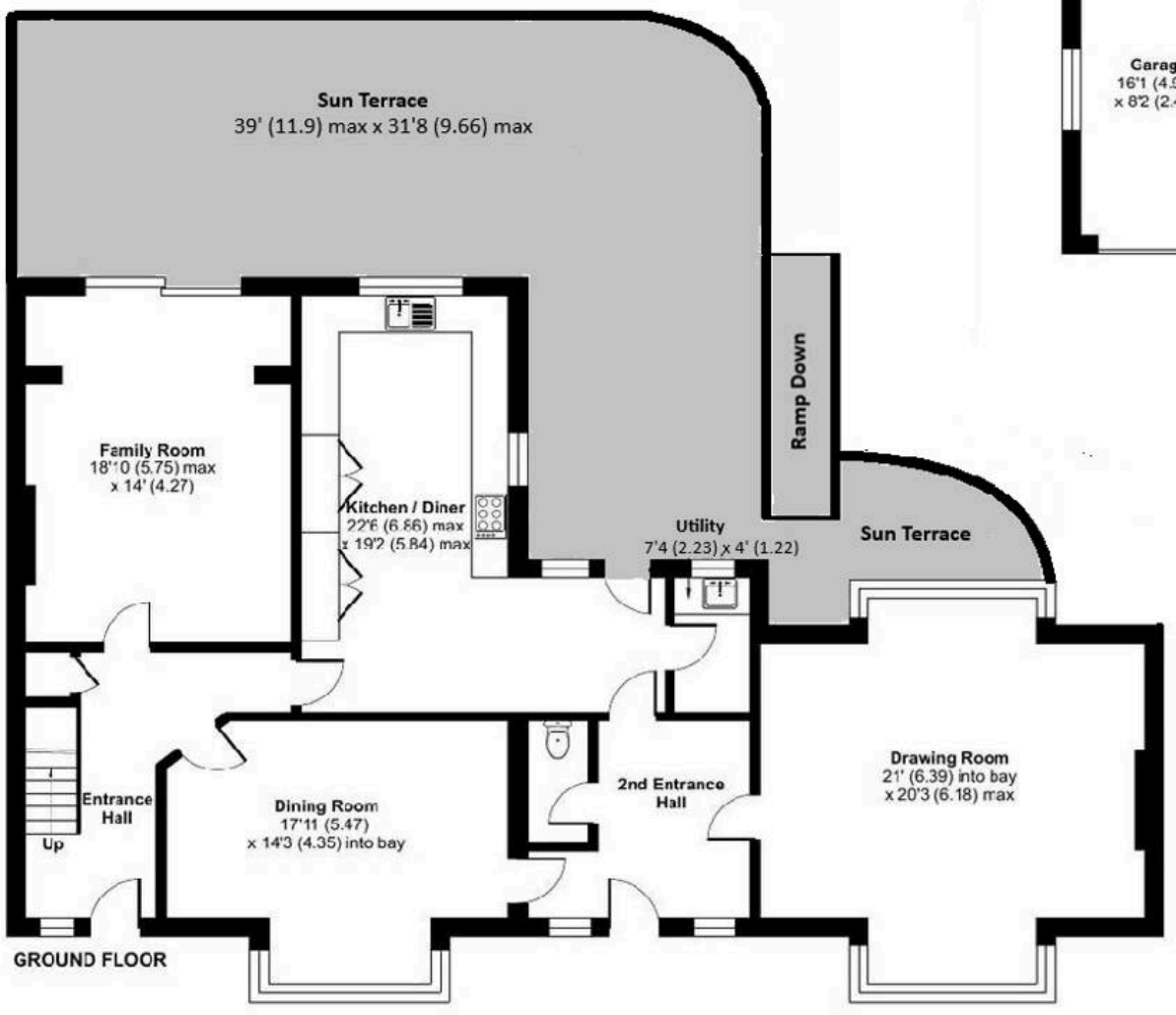






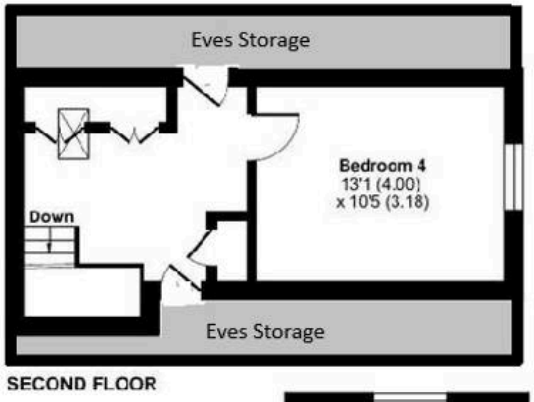
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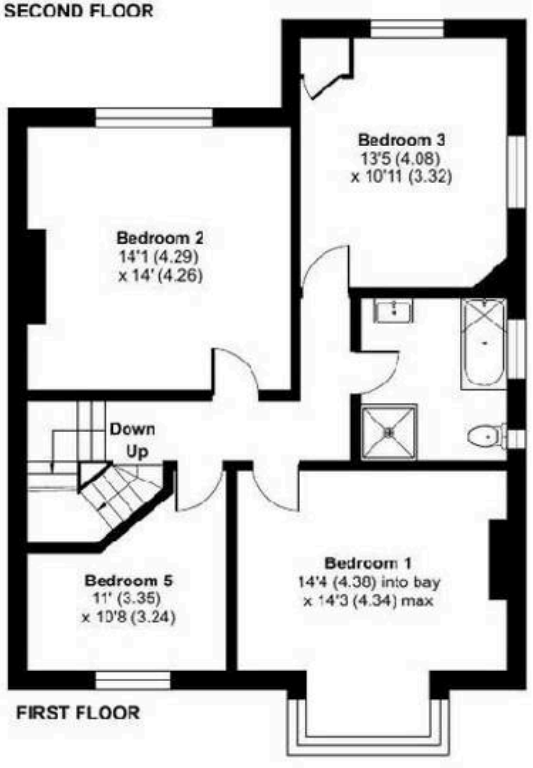
Approximate Area = 2582 sq ft / 239.8 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 2713 sq ft / 251.9 sq m
For identification only - Not to scale










Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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