



30 Reedham Drive, Purley  
Offers in Excess of £420,000 Freehold

ShineRocks  
PROPERTY AGENTS

# 30 Reedham Drive

## Purley

An attractive, red brick mid terrace, three bedroom house, situated in a pretty village like environment, within three minutes walk of Reedham station and twelve minutes walk of Purley station.

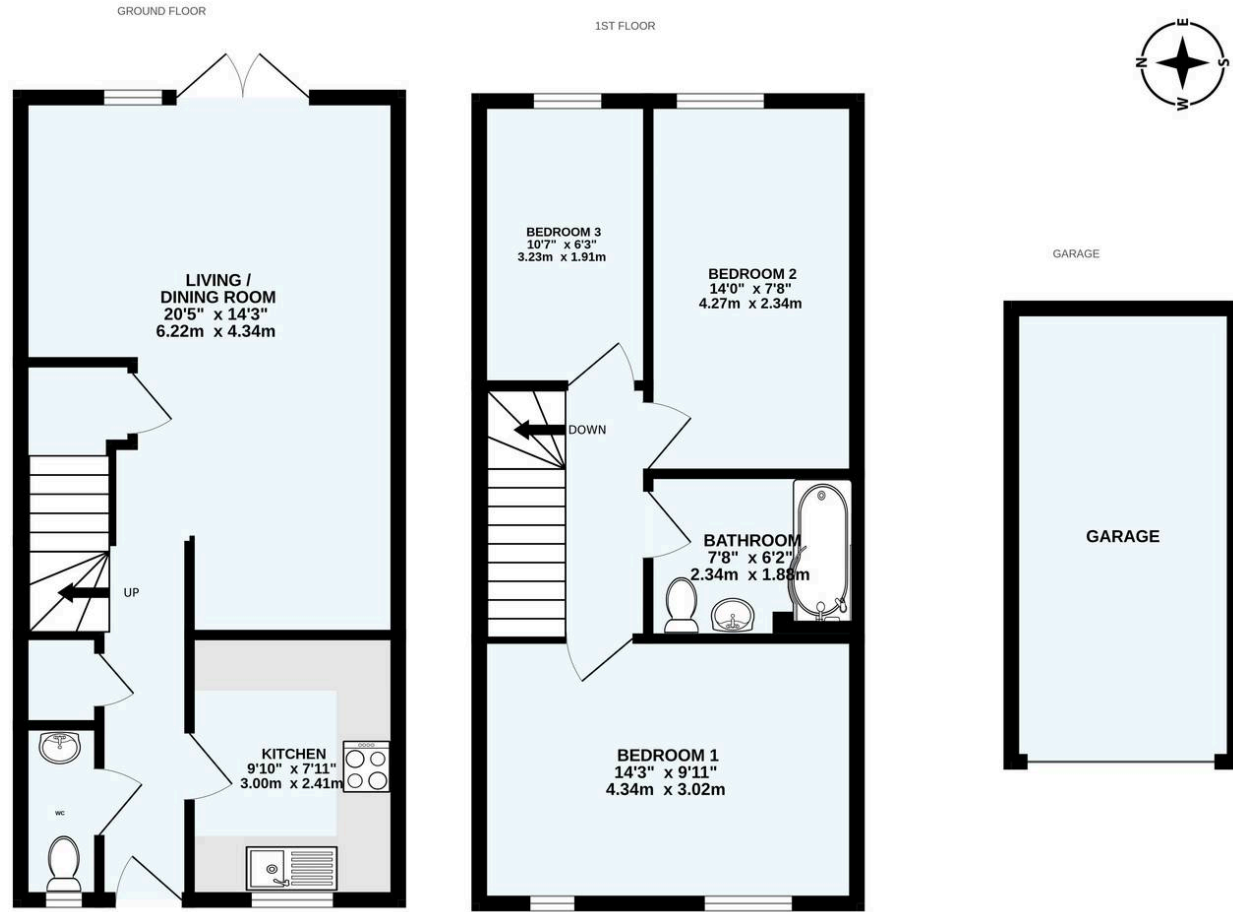
Tile hung covered porch, entrance hall, WC, hall storage cupboard, refitted shaker style fully fitted kitchen with windows overlooking front garden, large open plan living/dining room with French door to rear paved patio. Stairs to first floor landing with access to loft offering additional storage, three good size bedrooms, beautiful refitted bathroom.

Pretty front garden. Paved part walled rear garden, otherwise fully fenced, with terraced raised beds and steps to rear gated access. Garage en-bloc. There is an annual service charge of £100.00 payable towards maintenance on common areas.

- ATTRACTIVE THREE BEDROOM MID TERRACE HOUSE WITH GARAGE EN-BLOC
- BEAUTIFUL NEWLY FITTED BATHROOM
- OPEN PLAN LIVING/DINING ROOM WITH FRENCH DOORS TO REAR PATIO, SEPARATE REFITTED KITCHEN
- FULLY FENCED PAVED REAR GARDEN WITH TERRACED BEDS AND STEPS TO REAR GATED ENTRANCE
- FOUR MINUTES WALK TO BEAUMONT PRIMARY SCHOOL, A SHORT WALK TO FOXLEY WOODS & HIGHER DRIVE RECREATION GROUND
- THREE MINUTES WALK TO REEDHAM STATION & 12 MINUTES WALK TO PURLEY STATION
- EPC C - COUNCIL TAX BAND E







TOTAL FLOOR AREA : 1005sq.ft. (93.4 sq.m.) approx.  
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## ShineRocks Estate Agents

ShineRocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

020 8660 2010

enquiries@shinerocks.co.uk

www.shinerocks.co.uk

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.