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**SITUATED IN A MUCH SOUGHT AFTER WEST PURLEY LOCATION
A DETACHED FAMILY HOUSE IN NEED OF MODERNISATION
WITH PLANNING GRANTED FOR SINGLE STOREY SIDE/REAR
EXTENSION – PLANS AVAILABLE UPON REQUEST**

COPSE HILL PURLEY CR8 4LL



PRICE: £ 610,000 FREEHOLD

Situated on a level plot in this extremely popular residential area. Set in large secluded gardens and IMMEDIATELY ADJOINING MATURE WOODED COPSE (The Spinney Bird Sanctuary). This detached residence is located in a premier road within walking distance of Purley town centre and railway station. The area offers an excellent selection of both private and state schools including the popular WOODCOTE SCHOOLS which are a short walk away. Purley town centre offers comprehensive facilities, mainline station with fast service to London, numerous recreational facilities including Woodcote Park Golf Course and Purley is ideally placed for easy access to the M23/25 motorways.

COPSE HILL, PURLEY

This ATTRACTIVE and SPACIOUS DETACHED HOUSE has an IMPOSING FRONTAGE of about 70' providing AMPLE SCOPE TO EXTEND THE ACCOMMODATION. There are * 4 BEDROOMS * 2 SPACIOUS RECEPTION ROOMS * IMPOSING 20' KITCHEN/BREAKFAST ROOM * LARGE CONSERVATORY * 2 DETACHED GARAGES. A particular FEATURE OF THE PROPERTY IS THE 170' x 70' WESTERLY FACING REAR PARK LIKE GARDEN offering seclusion and privacy. **EARLY VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT.**

Planning has been granted for the erection of single storey side/rear extensions to include a new garage: erection of dormer extension in the rear roof slope and side roof extension. PLANS ARE AVAILABLE ON REQUEST.

THE ACCOMMODATION briefly comprises the following (all dimensions approximate) –

FIRST FLOOR

BEDROOM 1: about 18' x 12' with double aspect, wash basin, storage heater.

BEDROOM 2: about 13' x 12' with wash basin, storage heater.

BEDROOM 3: about 12' x 11' with wash basin, storage heater, views over the rear garden.

BEDROOM 4: about 8'5 x 6'.

BATHROOM: with panelled bath, pedestal wash basin, part tiled walls, night storage heater.

SEPARATE WC: with low suite WC.

LANDING: with storage heater, built-in airing cupboard, trap to loft, and stairs to –

GROUND FLOOR

ENCLOSED ENTRANCE PORCH: with original oak entrance door to –

SPACIOUS ENTRANCE HALL: about 13' x 14'5 max with storage heater, beamed ceiling, cupboard downstairs, strip flooring.

DINING ROOM: about 13' x 12' with tiled fireplace, strip flooring, sliding doors to cloakroom with wash basin and WC.

SPACIOUS THROUGH LOUNGE: about 18' x 12' with open stone fireplace, strip flooring.

KITCHEN/BREAKFAST ROOM: about 20'9 x 11' with laminated flooring, stainless steel sink unit, free standing unit with solid wood work surface and cupboard and drawers under, original dresser unit with leaded lights, larder, door to lean-to, sliding glazed doors to –

TRIPLE ASPECT CONSERVATORY: about 20'2 x 10'2.

OUTSIDE



LARGE LEVEL WESTERLY FACING REAR GARDEN: extending to about 170' x 70' planned mainly to lawn and well secluded by mature trees (including apple and pear trees) and shrubs and IMMEDIATELY ADJOINING MATURE WOODED COPSE. Patio are adjacent to house. Greenhouse. LARGE GARDEN STORE. 2 further garden sheds.

COPSE HILL, PURLEY

ENCLOSED SIDEWAY/LEAN-TO: with doors to front and rear gardens, door to kitchen and door to garage.

FRONT GARDEN: with a frontage of about 70' planned with lawn, flower beds and borders, shrubs, bushes, retaining walls etc.

TWO DETACHED GARAGES: both with driveways providing off street parking.

Local Authority: London Borough of Croydon **TAX BAND 'G'**

