



LARGE BAY FRONTED THREE BEDROOM FAMILY HOME

17' 10" into bay x 11' 11" (5.44m into bay x 3.63m) FRONT RECEPTION ROOM

14' 1" x 11' 3" (4.28m x 3.42m) REAR RECEPTION ROOM WITH UN-INTERRUPTED VIEWS!

12' 8" x 7' 2" (3.85m x 2.19m) MODERN KITCHEN* *BEAUTIFUL STAINED GLASS WINDOWS IN THE HALLWAY & LANDING* *GREAT SIZE REAR GARDEN WITH STUNNING VIEWS, VIEWING RECOMMENDED!

AN IMPRESSIVE THREE BEDROOM FAMILY HOME set within a quiet residential road with stunning views over a valley towards London. The location is within a mile of Purley Town Centre and Railway Station which has a regular fast service into Central London and Gatwick Airport. The house has an Inviting Entrance Hallway, two large Reception Rooms, a modern fitted Kitchen. On the first floor there are three great size Bedrooms and a modern Shower Room. The rear Garden extends approximately 100' in length.

GREAT POTENTIAL TO EXTEND subject to planning permission. **VIEWING RECOMMENDED!**

Purley Hill, Purley, Surrey CR8 1AN
Guide Price: £650,000 to £660,000 FREEHOLD



DIRECTIONS

From central Purley proceed along the A22 Godstone Road towards Kenley, at the first set of traffic lights bear left into Downscourt Road and then take the second left into Selcroft Road, continue into Purley Hill, just after the right hand bend the house is on the left hand side.

LOCATION

The house is ideally located within easy reach of Purley Town Centre, a selection of local Schools, shopping facilities and transport links including a mainline Railway Station and bus services into Croydon and towards Coulsdon and Caterham.

The area also has good access to open countryside including Riddlesdown Common and the North Downs in Coulsdon. Gatwick Airport can be reached either via a train from Purley Station or via the A23 & M23 road links.

A GREAT LOCATION FOR ALL THE FAMILY!

ACCOMMODATION

COVERED OPEN PORCH

Open porch with an outside courtesy light.

RECEPTION HALLWAY 15' 10" x 5' 10" (4.83m x 1.79m) Max

An inviting Entrance Hallway with a frosted stained glass window to the front and a diamond shaped stained glass window to the side, part wood panelled and stained glass front door. Return staircase to the first floor landing with an under stairs storage cupboard, coved ceiling, telephone point and a double radiator.

CLOAKROOM

Frosted window to the side aspect, modern white suite comprising of a wall mounted wash hand basin with a tiled splashback and mixer tap and a low flush WC. Heated towel rail / radiator.

FRONT RECEPTION ROOM 17' 10" into bay x 11' 11" (5.44m into bay x 3.63m)

A bright and spacious room with a large double glazed

bay window to the front, coved ceiling with a dado rail surround. Feature wood surround fireplace with a gas coal effect fire inset. Solid wood flooring with an ebony wood surround, TV point and double radiator.

REAR RECEPTION ROOM 14' 1" x 11' 3" (4.28m x 3.42m)

A relaxing room with a set of Bi-fold double glazed doors leading to a raised seating area with a canopy above. Fabulous views onto the Garden and towards London. Marble fireplace with a 'GAZCO VOGUE' midi gas effect Stove with remote control. TV point and double radiator.

KITCHEN 12' 8" x 7' 2" (3.85m x 2.19m)

Double glazed window to the rear with a door to the side covered open porch. Range of modern beige wall and base unit with complimentary Gemini quartz worktops and drainer. Single bowl sink unit with a mixer tap and cupboards under. Built in **NEFF** electric oven and grill with a four ring **NEFF** gas hob and extractor fan above, space for a Fridge / Freezer. Wall mounted 'Worcester' gas fired combination boiler. Canadian wood flooring and a large vertical panelled radiator.

FIRST FLOOR ACCOMMODATION

LANDING 8' 5" x 7' 4" (2.56m x 2.24m)

Large double glazed stained glass window to the side, loft access with a retractable folding ladder.

BEDROOM ONE 18' 5" into bay x 11' 10" (5.61m into bay x 3.61m)

Large double glazed bay window to the front aspect, three large built in double wardrobes, double radiator.

BEDROOM TWO 14' 0" x 11' 0" (4.27m x 3.35m)

Double glazed window to the rear, double radiator.

BEDROOM THREE 9' 10" x 6' 8" (3.00m x 2.04m)

Double glazed oriel bay window to the front aspect with a large shelf, double radiator.



SHOWER ROOM 9' 5" x 7' 11" (2.86m x 2.42m)

Double glazed window to the rear, modern white suite comprising of a large double size corner shower cubicle with tiled surrounds and a mixer 'MATKI' shower fitment, vanity wash hand basin and a low flush WC. Built in airing cupboard and a wall mounted heated towel rail / radiator.

OUTSIDE

FRONT GARDEN

The front garden has a good size lawn area with herbaceous borders to both sides and a hedge to the front border.

GARAGE & DRIVEWAY

There is a detached single Garage with power and light approached by a long crazy paved driveway with off road parking for several vehicles.

REAR GARDEN

The rear Garden extends approximately 100' in length. There is a large crazy paved patio to the rear of the house with steps leading to the lawn. A high laurel hedge with a walkway leads to a second section of the garden where there are two Garden Sheds. The Garden has un-interrupted views across the adjacent valley towards Croydon and Central London where on a clear day you can see 'The Shard' Tower.

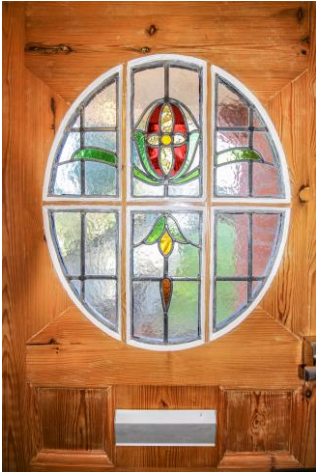
COUNCIL TAX

The current Council Tax Band is 'E', via London Borough of Croydon. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.croydon.gov.uk/council-tax/what-council-tax-and-how-much-it/council-tax-bands>

25/1/2024

ENERGY PERFORMANCE CERTIFICATE (EPC)

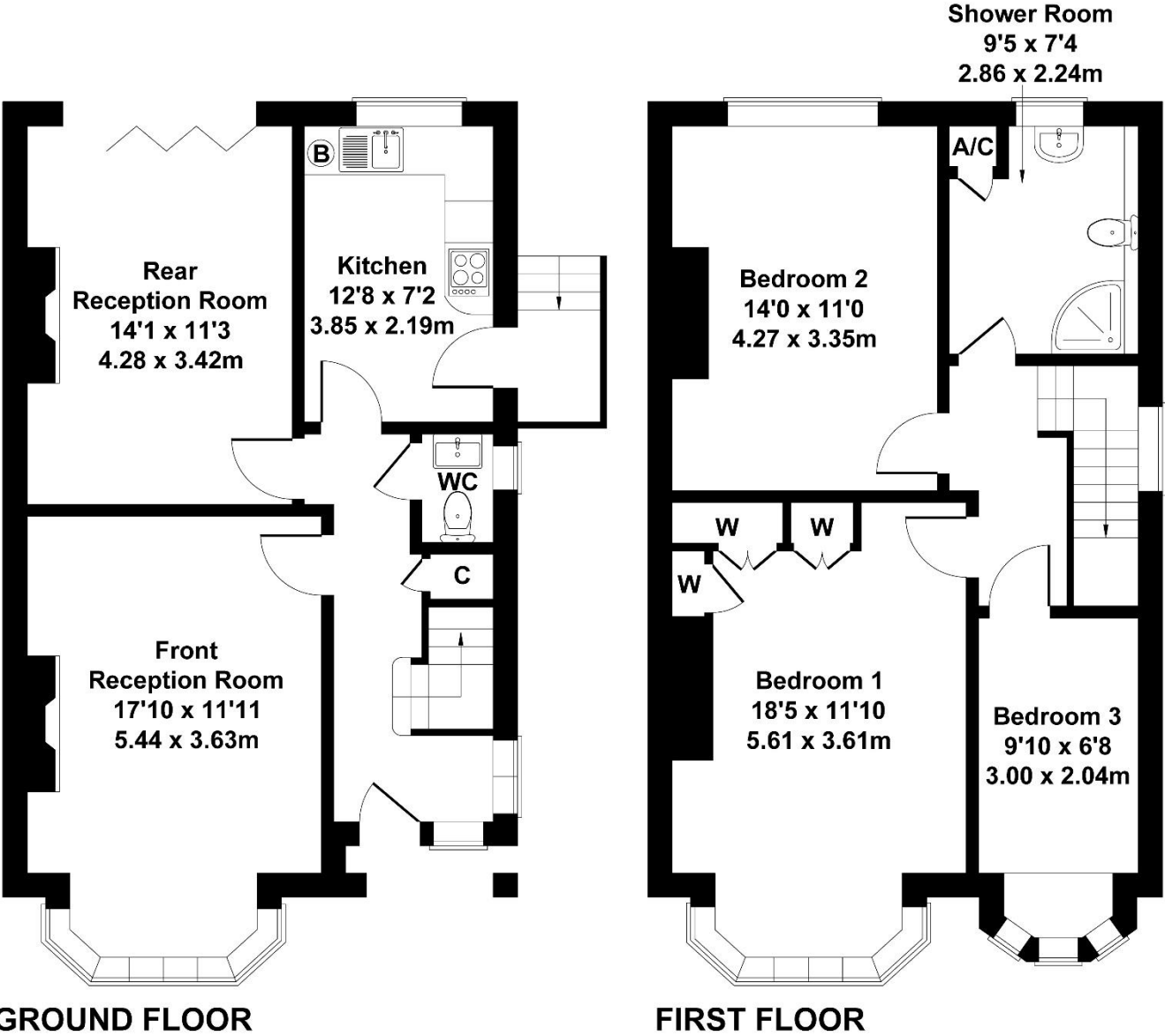
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



FLOORPLAN

Purley Hill

Approximate Gross Internal Area
1184 sq ft - 110 sq m



Not to Scale. Produced by The Plan Portal 2024
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