



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

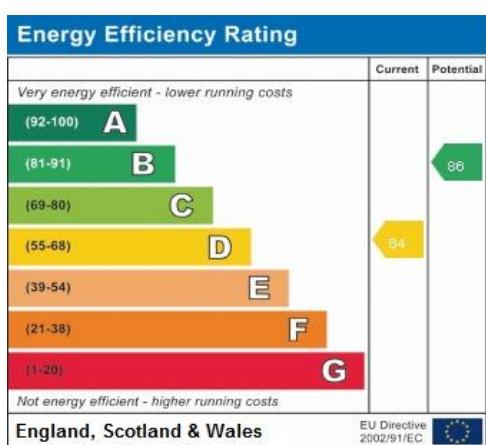
The rear Garden extends approximately 100' in length. There is a large crazy paved patio to the rear of the house with steps leading to the lawn. A high laurel hedge with a walkway leads to a second section of the garden where there are two Garden Sheds. The Garden has un-interrupted views across the 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

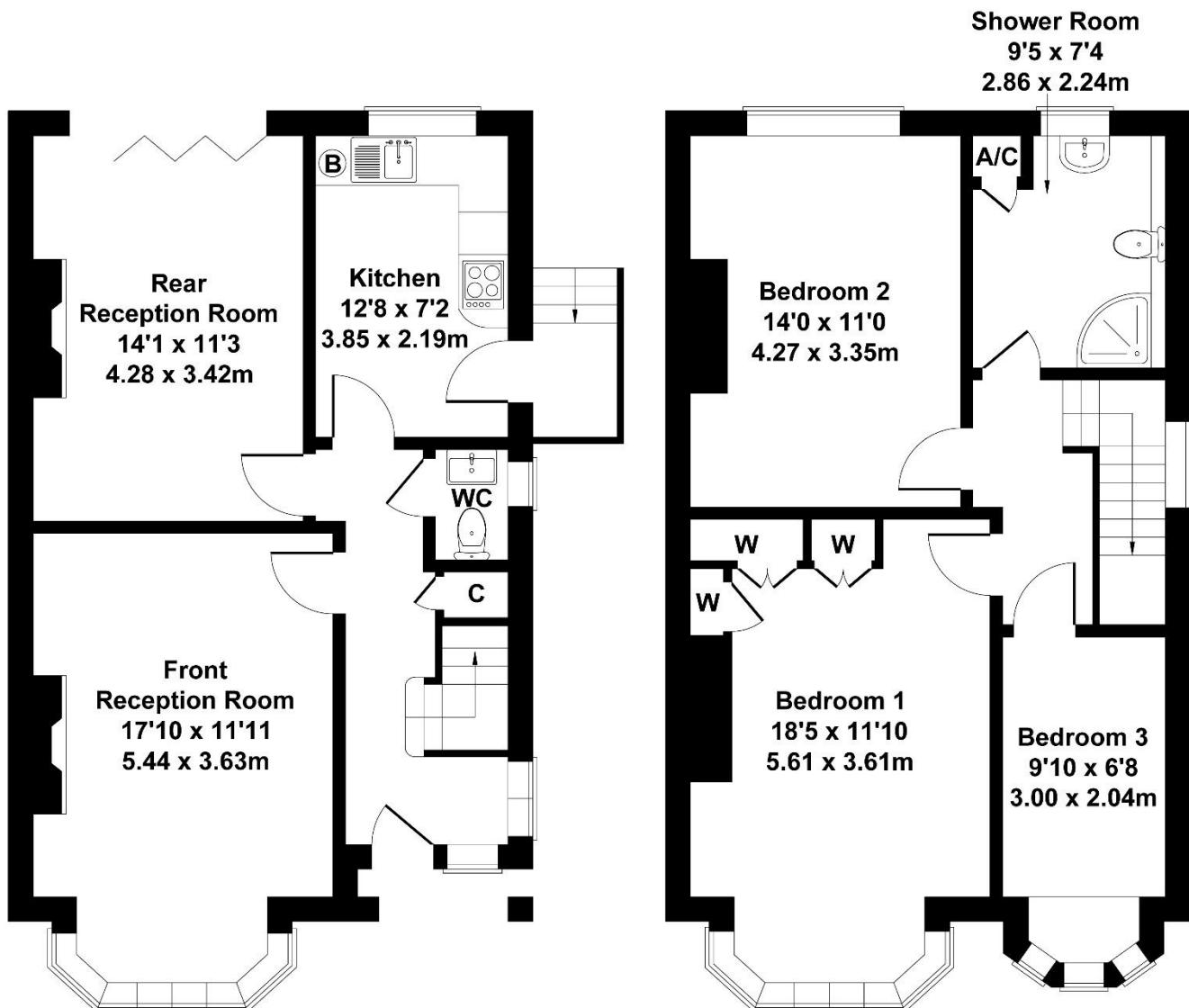
ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN

Purley Hill

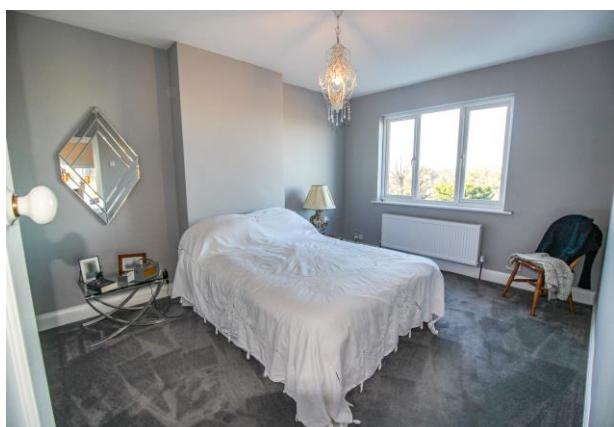
Approximate Gross Internal Area
1184 sq ft - 110 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.





DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF

Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk