



147 Woodcote Valley Road, Purley

Offers Over £1,250,000

ShineRocks
PROPERTY AGENTS

147 Woodcote Valley Road

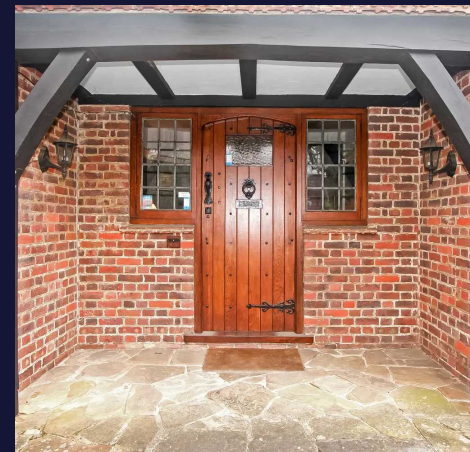
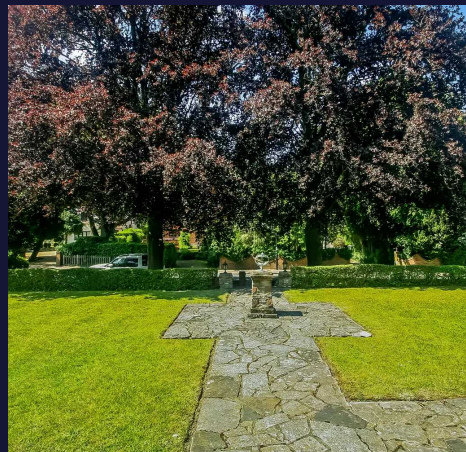
West Purley

An imposing and much admired 1920's, five bedroom, two bath/shower room, two reception room detached family residence, situated centrally on a wide South facing plot, set well back from the road, offering extension potential to both sides, rear and loft (stpp), located in a sought after premier road within easy reach of Purley town centre and railway station. Storm porch, entrance hall with fireplace, treble aspect living room with fireplace and french door to rear terrace, Dining room with Inglenook style fireplace and bay window overlooking front garden, fully fitted kitchen/breakfast room with additional storage and separate utility room. Stairs to first floor landing, principal bedroom with fitted wardrobes and en-suite, four further bedrooms, family bathroom, separate WC. Front garden with gravel driveway leading to detached garage, gate to large rear garden, set out mainly in two sections with large workshop/garden shed.

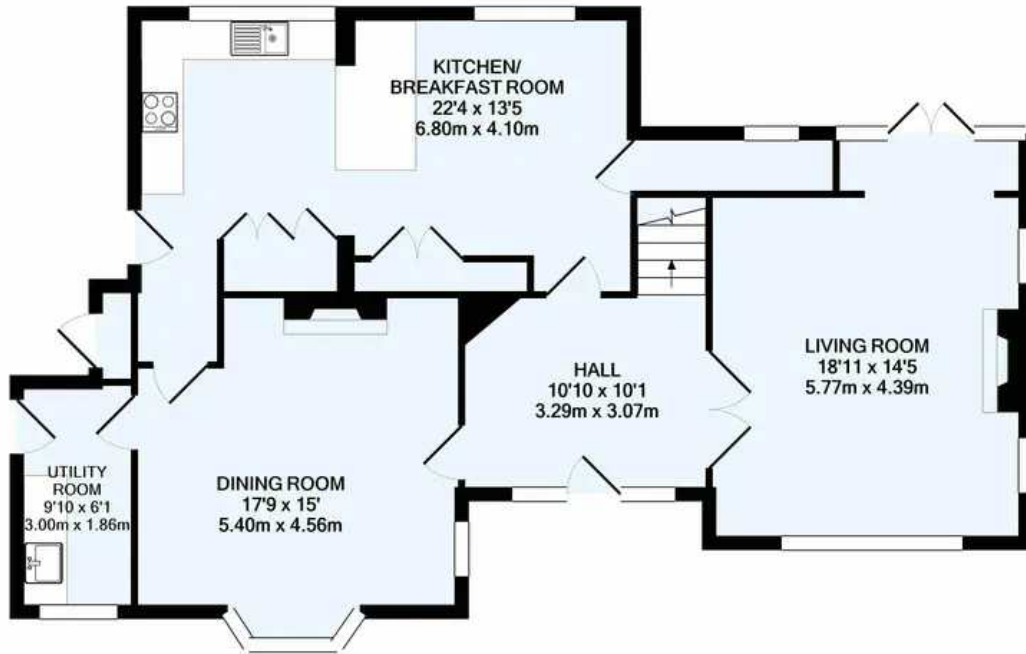
Council Tax band: G

Tenure: Freehold

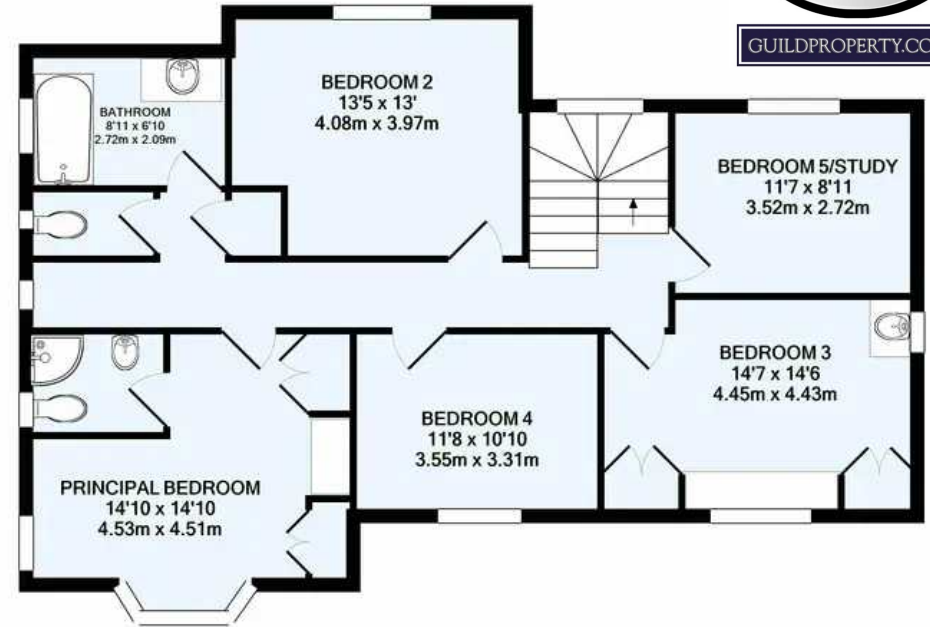
- FIVE BEDROOMS
- TWO BATH/SHOWER ROOMS
- KITCHEN/BREAKFAST ROOM
- SET WELL BACK FROM THE ROAD ON A WIDE SOUTH FACING PLOT
- THE PROPERTY OFFERS EXTENSION POTENTIAL TO BOTH SIDES, REAR & LOFT STPP
- WALKING DISTANCE OF LOCAL SCHOOLS, PURLEY TOWN CENTRE AND RAILWAY STATION
- EPC - D







GROUND FLOOR
APPROX. FLOOR
AREA 977 SQ.FT.
(90.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 900 SQ.FT.
(83.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1877 SQ.FT. (174.4 SQ.M.)

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ShineRocks Estate Agents

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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.