



Crosslands, Woodcote Park Avenue, Purley

Offers Over £1,500,000

**ShineRocks**  
PROPERTY AGENTS

# Crosslands, Woodcote Park Avenue

## Purley

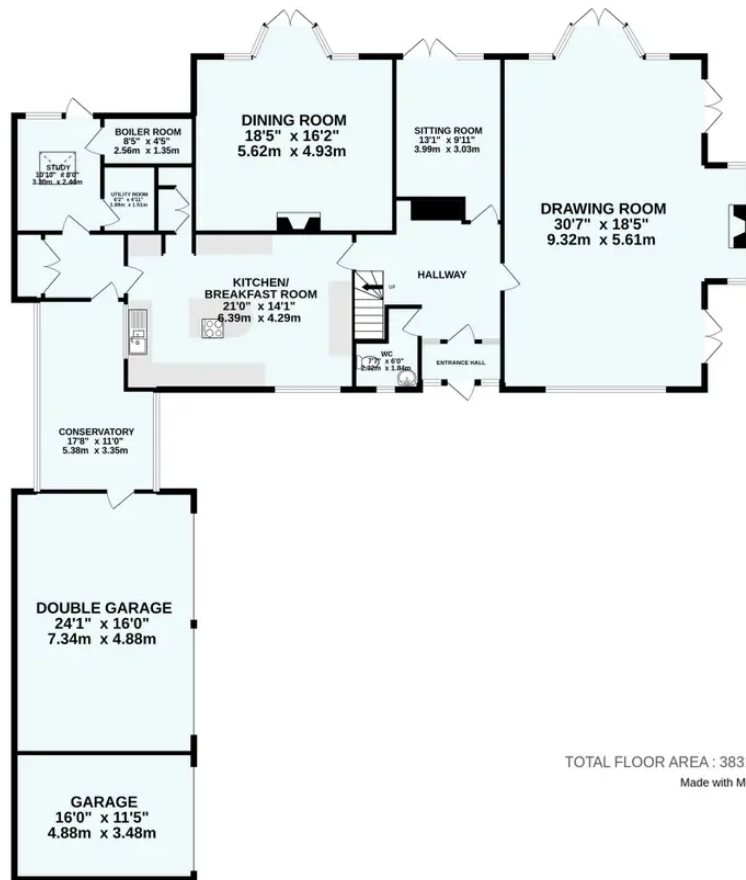
"Crosslands", is believed to be one of the original houses to be built on the Woodcote Estate, five double bedrooms, three bath/shower rooms, three/four reception rooms plus a triple garage block with planning permission granted (ref: 20/02751/FUL) to either convert or rebuild as a self contained annex with access to the main house via the existing conservatory. Approached through wrought iron gates (power cables are in place to electrify if required), leading to a driveway with off street parking for up to ten cars and the house backs onto open fields. The property is being offered for sale with vacant possession. Entrance porch, entrance hall, WC, double aspect fully fitted kitchen/breakfast room, boot room, utility room, boiler room, study with door to rear garden, triple aspect drawing room with inglenook style fireplace and three sets of french doors to side and rear paved terrace, sitting room with french doors to rear terrace, dining room with fireplace and bay window with french doors to rear terrace, conservatory with door to garage. Stairs to first floor landing, principal bedroom with fitted wardrobes and en suite bathroom, guest bedroom with fitted wardrobes and en suite shower room, three further double bedroom all with fitted wardrobes, family bathroom. The South facing rear garden is accessed via french doors from all three main living rooms.

- FREEHOLD - COUNCIL TAX BAND H - EPC -D
- FIVE DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- THREE/FOUR RECEPTION ROOMS
- PLANNING PERMISSION GRANTED FOR SELF CONTAINED ANNEXE
- FURTHER EXTENSION POTENTIAL STPP

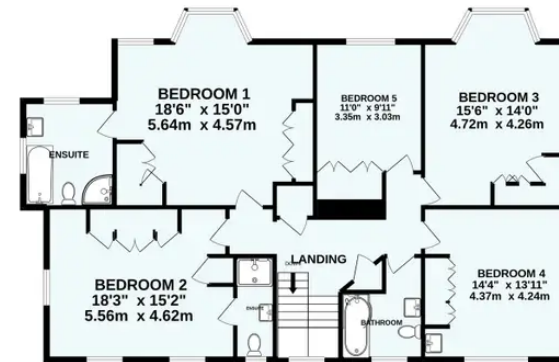




GROUND FLOOR  
2390 sq.ft. (222.0 sq.m.) approx.



1ST FLOOR  
1441 sq.ft. (133.9 sq.m.) approx.



TOTAL FLOOR AREA : 3831 sq.ft. (355.9 sq.m.) approx.  
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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.