

77 Woodcote Valley Road,  
Purley, CR8 3BG - Price £750,000

**JOHN BROWN & MARK YOULL**  
SALES & LETTINGS

A fantastic opportunity to purchase this Detached Family Home set in a very desirable Purley location and in need of modernisation. This property offers Four Bedrooms, Family Bathroom with separate W.C. and boasts a downstairs Shower Room. Upon entry you are greeted with a very good size Entrance Hall, Spacious Lounge with Bay Window, Separate Dining Room and Kitchen, Family Room with sliding door access out into the mature Rear Garden which is mainly laid to lawn. To the front of the property there is a Driveway providing Off-Street Parking and a Single Garage. Internal Viewing Highly Recommended.

Woodcote Valley Road is a popular residential street conveniently located close to Purley Town with its range of services and shops. There are excellent transport services to London and further afield. Schools for children of all ages are within easy reach together with a good choice of recreational facilities and open spaces.

- Detached Family Home
- Four Bedrooms
- Family Bathroom
- Downstairs Shower Room
- Good Size Entrance Hall
- Two Spacious Reception Halls
- Separate Dining Room
- Kitchen
- Garage & Driveway
- In Need Of Modernisation





**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

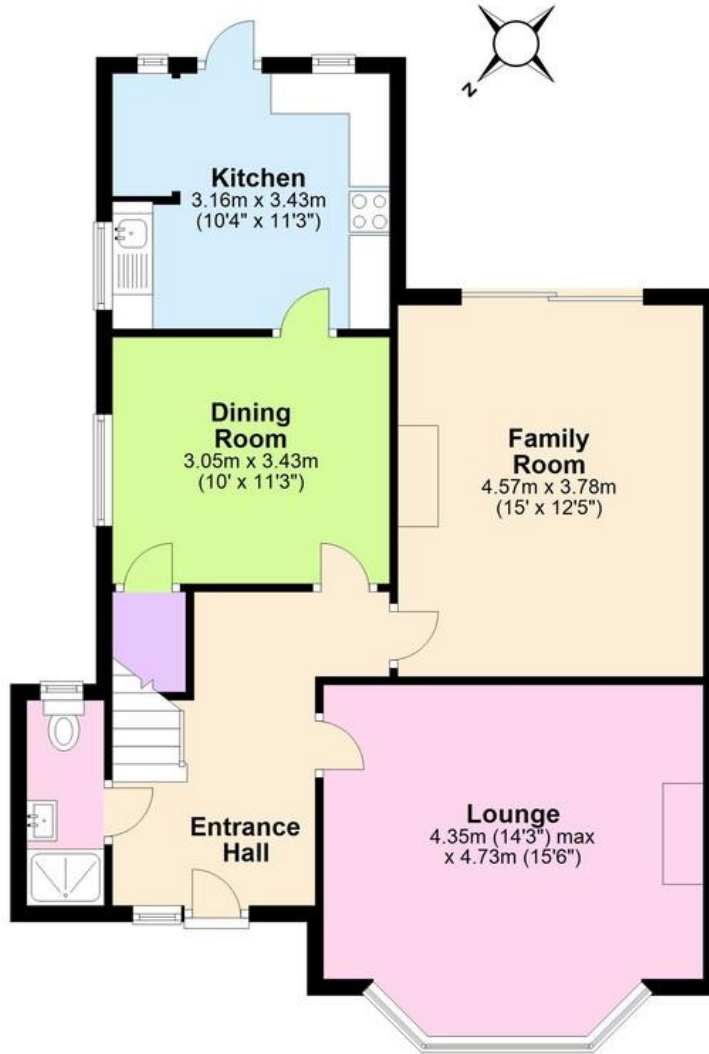
**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



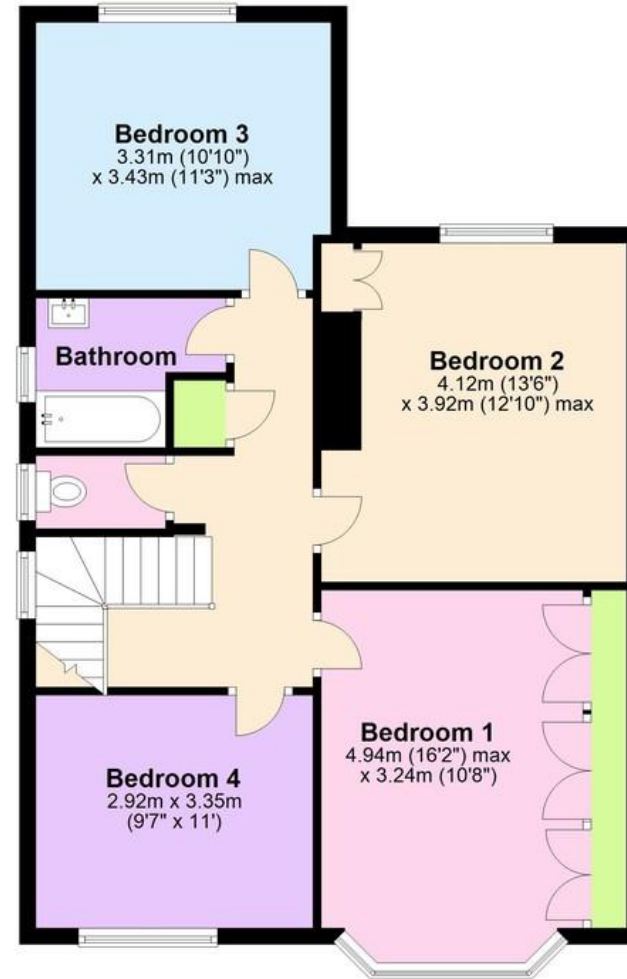
### Ground Floor

Approx. 71.8 sq. metres (772.6 sq. feet)



### First Floor

Approx. 72.8 sq. metres (783.2 sq. feet)



Total area: approx. 144.5 sq. metres (1555.9 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		