



22 Manor Wood Road, West Purley

PRICE £1,250,000 FREEHOLD

ShineRocks
PROPERTY AGENTS

22 Manor Wood Road, West Purley

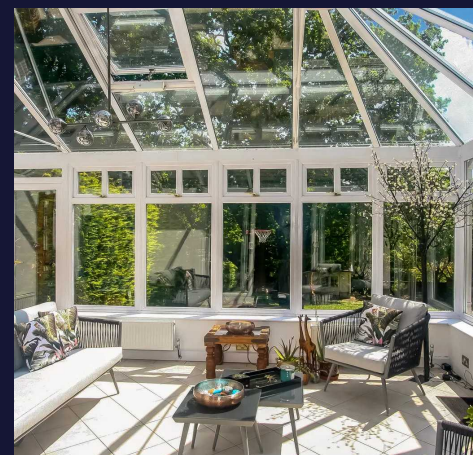
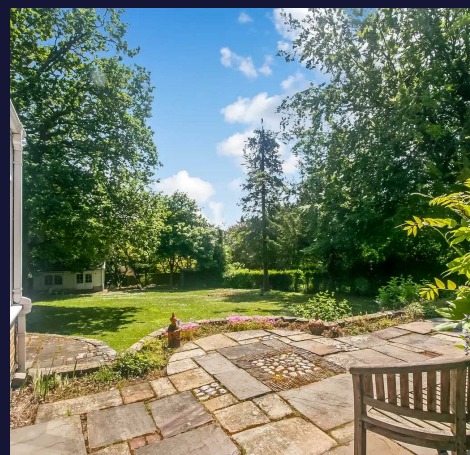
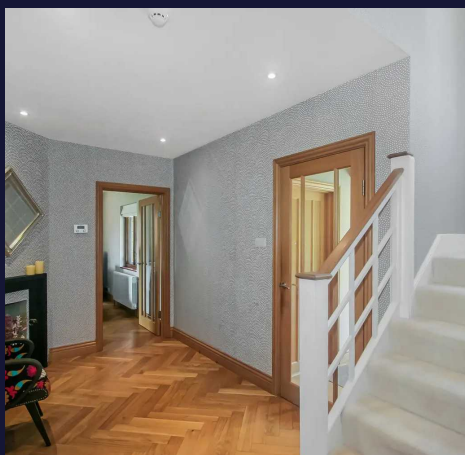
Purley, Purley

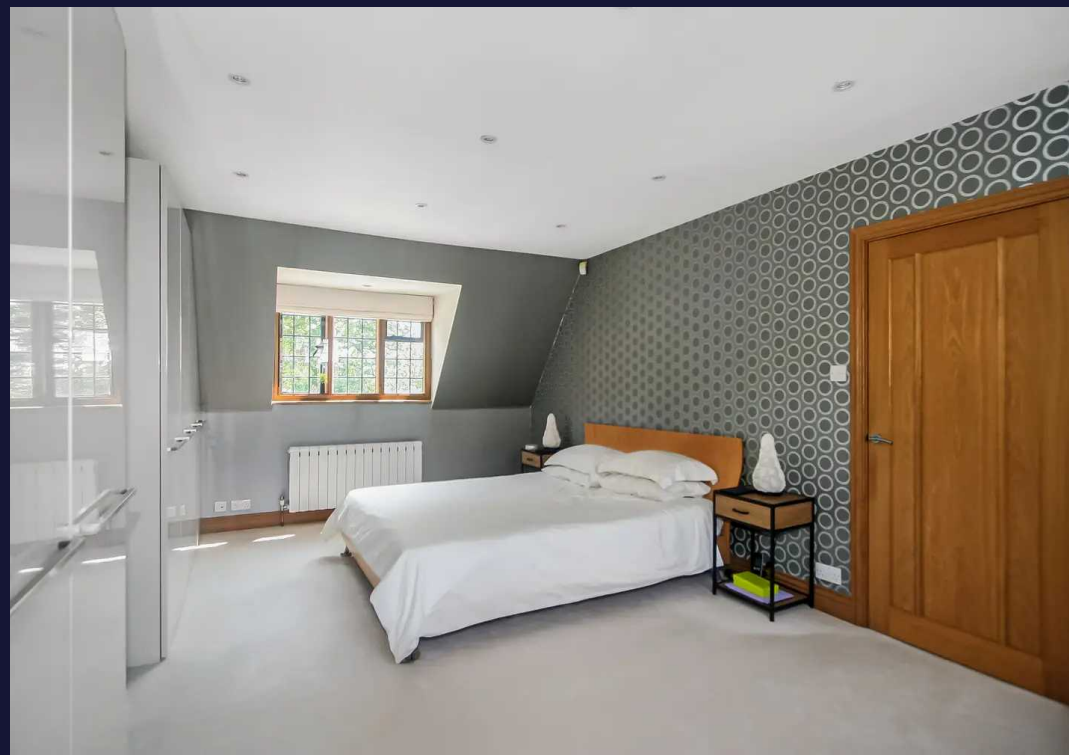
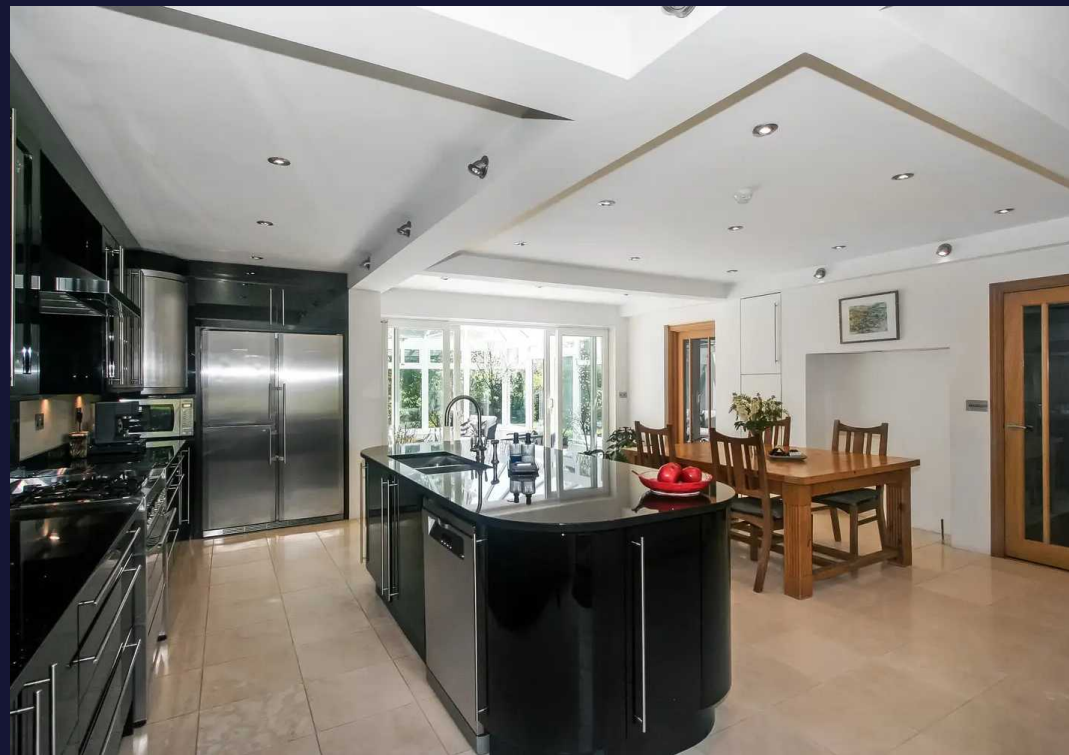
An extremely attractive double fronted 1920's, four bedroom, two bath/shower room, three reception room, detached family residence, with planning permission granted (21/01789/HSE) for both side and rear extensions that could double the size of the existing house, situated in a premier West Purley road, within walking distance of Purley town centre and railway station. The property was updated by the current owners to include a luxury Parapan kitchen, new bathrooms, cavity wall insulation, rewiring, new boiler and pressurized system, new gas and electrics connection, new water mains connection, some new double glazed Crittall doors and windows (no FENSA certificates available). Front garden bordered to the road by a high beech hedge, granite sett driveway leading to detached double garage. Large SE facing rear garden, paved terrace approached via the conservatory and living room, mainly laid to lawn with garden shed.

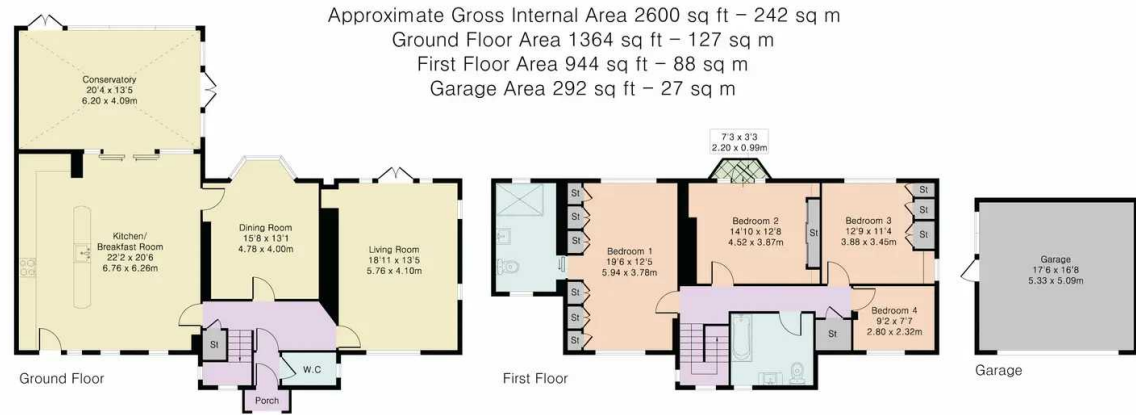
Council Tax band: G

Tenure: Freehold

- FOUR BEDROOMS WITH PLANNING PERMISSION TO EXTEND
- TWO BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS INCLUDING CONSERVATORY
- 22'2 x 20'6 KITCHEN/BREAKFAST ROOM
- LARGE MATURE SE FACING REAR GARDEN
- PREMIER WEST PURLEY ROAD
- EASY REACH OF STATE AND PRIVATE SCHOOLS, PURLEY TOWN CENTRE AND RAILWAY STATION
- EPC RATING - C







Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



ShineRocks Estate Agents

Shinerocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

020 3918 2936

enquiries@shinerocks.co.uk

www.shinerocks.co.uk

ShineRocks
PROPERTY AGENTS

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.