



8 Woodcrest Road, West Purley

PRICE £850,000 FREEHOLD

ShineRocks
PROPERTY AGENTS

8 Woodcrest Road

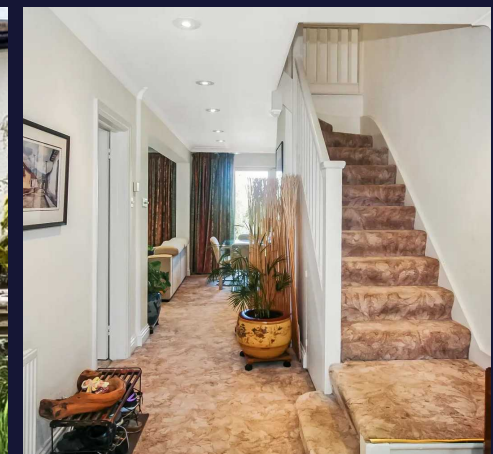
West Purley

A charming 1930's, four bedroom, two reception room, two bathroom, detached family residence, located in a sought after West Purley road, with large South facing rear garden offering an uninterrupted panoramic view across the valley. Enclosed entrance porch, spacious entrance hall, sitting room overlooking front garden, living room with fireplace and french doors to rear terrace, dining area, fully fitted kitchen overlooking rear garden and terrace, spectacular views from the living room, dining area and kitchen. Door from kitchen to covered passageway, door to large garage with electric roller door, WC. Stairs to first floor landing, principal bedroom with fitted wardrobes, far reaching views and Jack and Jill bathroom with separate door from landing, three further bedrooms, family bathroom. Steps from kitchen covered passageway to basement boiler/store room accessed via double glazed door. Front garden bordered to three sides by mature Beech, Laurel and Privet hedging, block paved driveway, raised bed with a variety of shrubs and plants including lavender, variegated Pittosporum and a Japanese maple. South facing rear garden with rolling lawns and spectacular views across the valley.

Council Tax band: F

Tenure: Freehold

- FOUR BEDROOM DETACHED HOUSE WITH EXTENSION POTENTIAL STPP
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- SOUTH FACING GARDEN WITH SPECTACULAR VIEWS
- LOCATED IN A SOUGHT AFTER WEST PURLEY ROAD
- EASY REACH OF STATE AND PRIVATE SCHOOLS, PURLEY TOWN CENTRE AND RAILWAY STATION
- COUNCIL TAX BAND - F
- EPC - D





Approximate Gross Internal Area 2021 sq ft – 188 sq m
 Ground Floor Area 1063 sq ft – 99 sq m
 First Floor Area 890 sq ft – 83 sq m
 Basement Area 68 sq ft – 6 sq m



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.