



15 Downs Road, Purley
Offers over £750,000 FREEHOLD

ShineRocks
PROPERTY AGENTS

15 Downs Road

Purley, Purley

Set in a quiet cul-de-sac and conveniently located, this six bedroom semi detached house has been extensively extended and now offers a vast amount of space that will easily house the whole family. On the ground floor we have the living room with fire place and large bay windows, which fill the room with great natural light. Down the entrance hall we enter the extended open plan kitchen/dining/family room. The fully fitted kitchen has a range cooker and space for an American fridge, the island really accentuates the size here. The dining table can seat eight people and access to the south facing garden can be gained through the French door in the kitchen or the bi-folding doors. A downstairs WC and access to the single garage are also available. Up to the first floor we have four double bedrooms, the largest of which has the en suite shower room. The single room is currently used as an office. The four piece master bathroom serves this floor. The loft conversion is now the fifth double bedroom with the second en suite shower room. Further benefits include a single garage, driveway space and ideally located for easy access to Purley and Riddlesdown train stations.

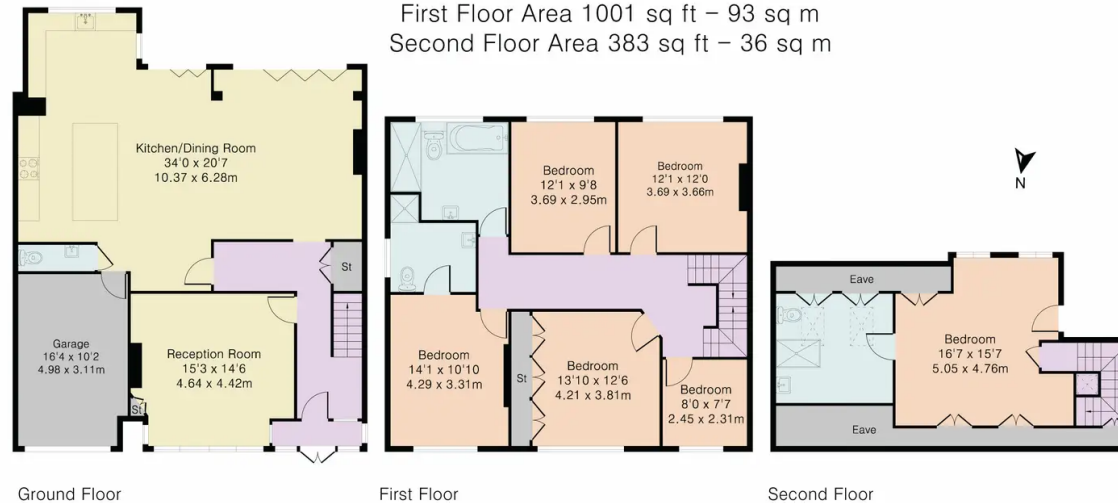


- SIX BEDROOMS
- THREE BATHROOMS
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- SOUTH FACING GARDEN
- SINGLE GARAGE
- 0.6 MILES WALK TO PURLEY STATION
- COUNCIL TAX BAND F -EPC RATING - C
- TENURE - FREEHOLD





Approximate Gross Internal Area 2546 sq ft – 237 sq m
 Ground Floor Area 1162 sq ft – 108 sq m
 First Floor Area 1001 sq ft – 93 sq m
 Second Floor Area 383 sq ft – 36 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.