



24 Purley Knoll, Purley  
PRICE £985,000 FREEHOLD

ShineRocks  
PROPERTY AGENTS



# 24 Purley Knoll

## Purley

A fine five/six bedroom, two/three bath/shower room, two/three reception room detached Edwardian residence boasting many original features, situated within a few minutes walking distance of Purley town centre and railway station. Covered porch, spacious reception hall with original fireplace, lounge with fireplace and bay window overlooking front garden, dining room with fireplace and French doors to rear paved terrace, WC, stairs to basement, fully fitted kitchen/breakfast room with bi-fold doors to Kew Victorian style conservatory with French doors to rear terrace. Stair to first floor landing, three double bedrooms, fitted study/bedroom six, family bathroom, separate shower room. Stairs to second floor landing, bedroom four/living room with fireplace and steps to raised study area, further steps to small mezzanine, bedroom five, family shower room. Approximately 120' rear garden. Front driveway leading to single garage. EPC 49 - 80.

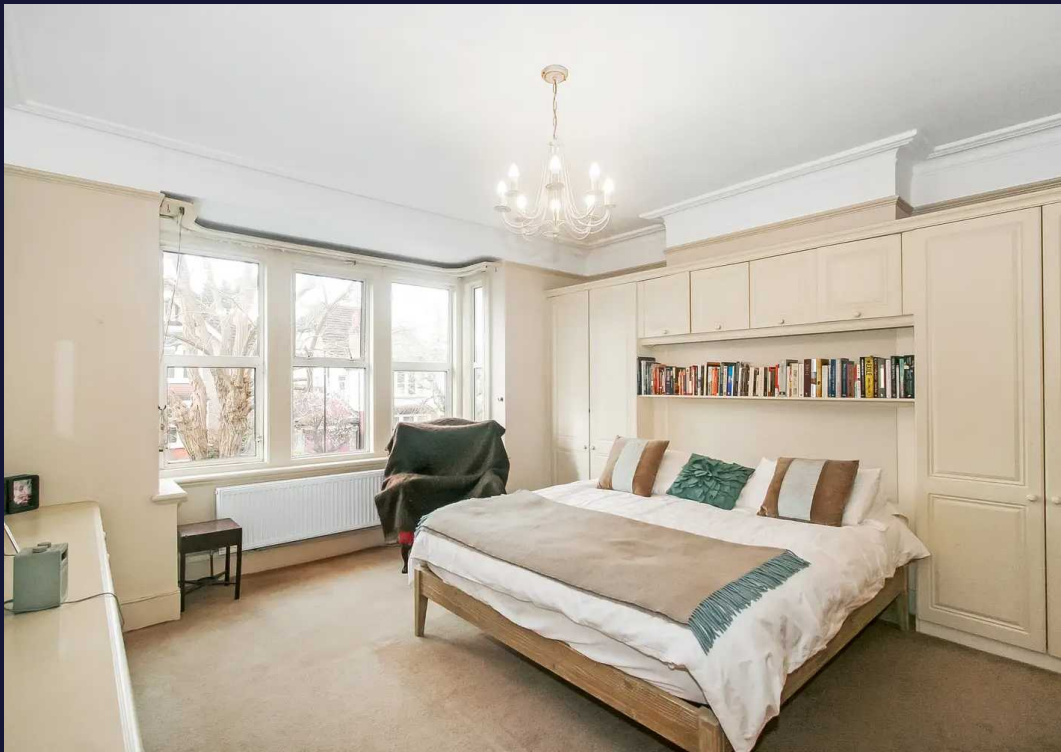
Council Tax band: G

Tenure: Freehold

- TWO/THREE BATH/SHOWER ROOMS
- TWO/THREE RECEPTION ROOMS INCLUDING CONSERVATORY
- OFF STREET PARKING & GARAGE
- APPROXIMATELY 120' GARDEN
- A FEW MINUTES WALK TO PURLEY TOWN CENTRE, TESCO & RAILWAY STATION
- FIVE/SIX BEDROOM DETACHED EDWARDIAN HOUSE FOR SALE WITH VACANT POSSESSION
- EPC - E









**TOTAL APPROX. FLOOR AREA 2661 SQ.FT. (247.2 SQ.M.)**

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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.