



21 Silver Lane, Webb Estate, Purley

Offers In Excess of £1,800,000 FREEHOLD

ShineRocks
PROPERTY AGENTS

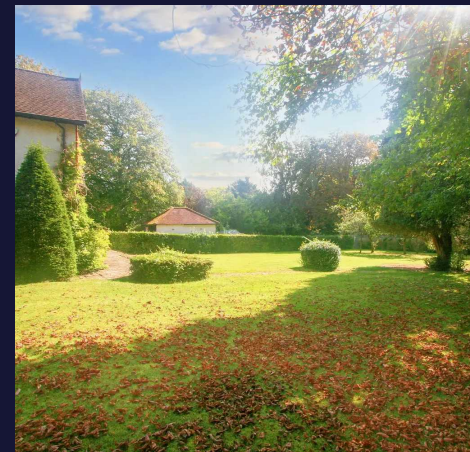
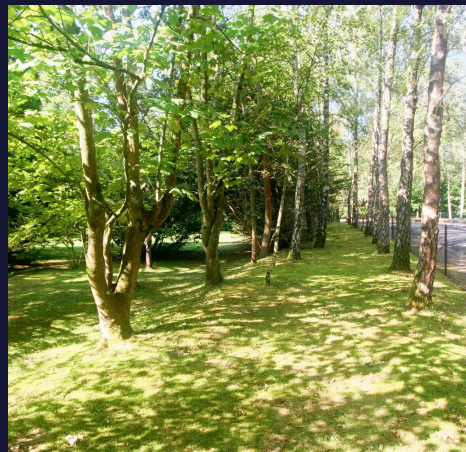
21 Silver Lane

Webb Estate, Purley

An early 1900's Webb built country house, this four/six bedroom, two bathroom, four reception room detached family residence is situated within the gates of one of The Webb Estate's most prestigious roads. Surrounded on all sides by lovely secluded South and West facing gardens. With a wide road frontage, the plot extends to approximately one acre. The house itself has been unoccupied for decades and offers huge extension potential stpp. For anyone looking for a prime plot and location, with potential to create the perfect family home, this is a very special and unique opportunity. Front garden approached via a five bar gate, leading to a sweeping driveway and detached double garage, gated access to rear garden. The beautifully secluded and landscaped grounds, extend to approaching one acre. Situated at the Southern end of Silver Lane, close to Upper Woodcote Village Green with The Lord Roberts on the Green, a restaurant and coffee shop offering artisan products. A 20 minute walk to Purley Town centre and railway station. **WHILST THE SELLERS BELIEVE THAT THE PROPERTY IS SAFE FOR VIEWING, DUE TO THE PROPERTY BEING VACANT FOR SEVERAL DECADES, THEY HAVE ASKED THAT NO CHILDREN ARE ALLOWED TO VIEW THE PROPERTY AND ALL ADULTS ENTER AT THEIR OWN RISK.**

Council Tax band: H

- DETACHED FIVE BEDROOM PERIOD PROPERTY NOW REQUIRING COMPLETED MODERNISATION
- FOUR RECEPTION ROOMS
- PREMIER PRIVATE ROAD WITHIN THE EXCLUSIVE WEBB ESTATE CONSERVATION AREA
- APPROX ONE ACRE LEVEL SOUTH FACING PLOT
- MASSIVE EXTENSION OR REDEVELOPMENT POTENTIAL SUBJECT TO PLANNING PERMISSION
- EPC - E







Approximate Gross Internal Area 4257 sq ft – 396 sq m
 Basement Area 135 sq ft – 13 sq m
 Ground Floor Area 1785 sq ft – 166 sq m
 First Floor Area 1723 sq ft – 160 sq m
 Second Floor Area 166 sq ft – 15 sq m
 Garage Area 448 sq ft – 42 sq m



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.