



3 Purley Knoll, Purley

Offers Over £950,000

ShineRocks  
PROPERTY AGENTS

# 3 Purley Knoll

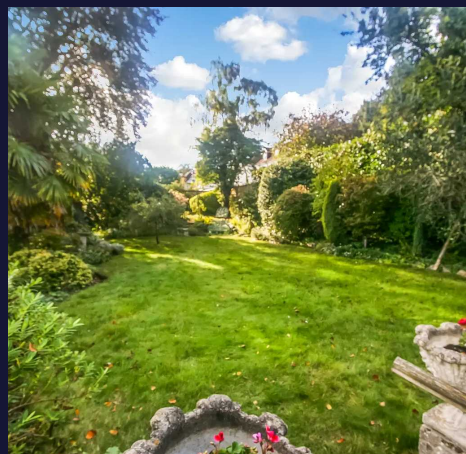
Purley, Purley

A period, four/five bedroom, two/three reception room, two bath/shower rooms character Edwardian detached family residence, within a few minutes walk of Purley town centre and railway station. Enclosed entrance porch, reception hall with oak flooring, original coving, picture and dado rails, radiator covers, living room with oak flooring and original fire place, dining room with original open fireplace and edged wood block flooring, double french doors to rear garden, double aspect kitchen/breakfast room with integrated appliances, bespoke hand built units and Aga, door to double glazed Smallbone conservatory with doors to garden patio and side courtyard area, utility room, cellar. Stairs to first floor landing, principal bedroom with en-suite bathroom, four further bedrooms (one currently used as a dressing room and one as a study), family shower room. South West facing rear garden with patio, further lawn area with newly erected garden shed. Front garden with two driveways and single garage.

Council Tax band: G

Tenure: Freehold

- DETACHED EDWARDIAN FOUR/FIVE BEDROOM FAMILY HOUSE
- TWO BATH/SHOWER ROOMS
- TWO/THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM WITH HAND MADE UNITS, AGA & SEPARATE UTILITY ROOM
- OFF STREET PARKING FOR 3 CARS
- SOUTH WEST FACING GARDEN
- A FEW MINUTES WALK TO PURLEY TOWN CENTRE
- EPC - D







## ShineRocks Estate Agents

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

020 8660 2010

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.