



105 Purley Downs Road, South Croydon

In Excess of £1,350,000

ShineRocks  
PROPERTY AGENTS



# 105 Purley Downs Road

South Croydon, South Croydon

A much admired 1930's, five double bedroom, two bathroom, three/four reception room, detached family residence, offering ground floor annex potential, with huge loft space that could be converted to further accommodation stpp. The property is located directly opposite Purley Downs Golf Course and is set well back from the road behind electronic gates, leading to the sweeping in and out gravel driveway and garaging for up to three cars. Impressive front garden with gated access to rear garden. Rear garden with large paved terrace and swimming pool, otherwise mainly laid to lawn, bordered by mature shrubs, trees and hedging, garden shed.

Council Tax band: H

Tenure: Freehold

- FIVE/SIX BEDROOMS + ANNEX POTENTIAL STPP
- TWO BATHROOMS
- TWO/THREE RECEPTION ROOMS
- GARAGING FOR UP TO THREE CARS WITH POTENTIAL TO CONVERT TO G/F ANNEX STPP
- LARGE LOFT SPACE OFFERING CONVERSION POTENTIAL FOR FURTHER ACCOMMODATION STPP
- LOCATED OPPOSITE PURLEY DOWNS GOLF COURSE WITH GATED ACCESS TO SWEEPING IN & OUT GRAVEL DRIVEWAY
- EPC - D

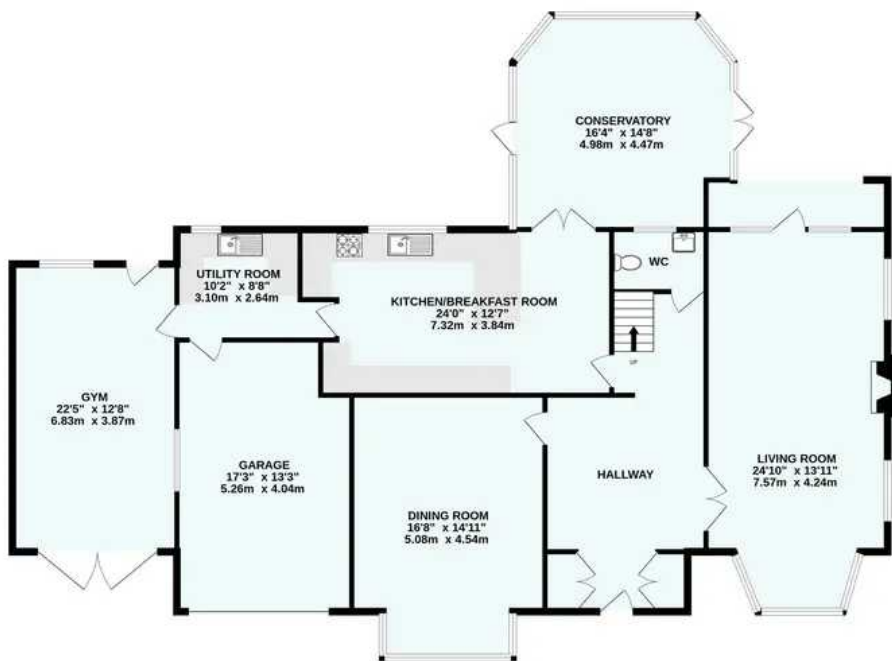




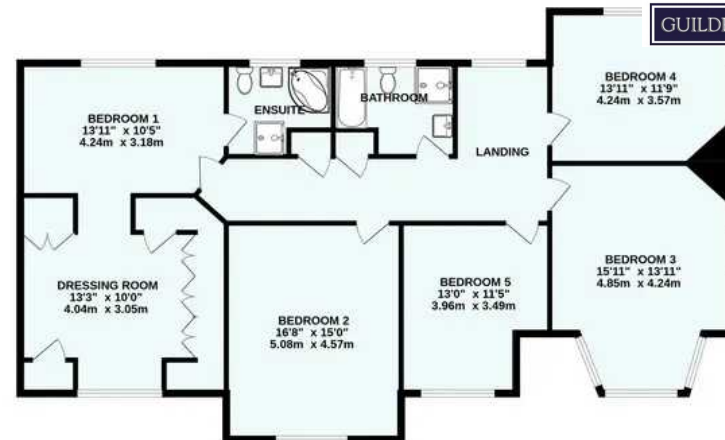




**GROUND FLOOR**  
1978 sq.ft. (183.8 sq.m.) approx.



**1ST FLOOR**  
1470 sq.ft. (136.6 sq.m.) approx.



TOTAL FLOOR AREA : 3449sq.ft. (320.4 sq.m.) approx.

Made with Metropix ©2023

# 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.