



28 Furze Lane, Purley

In Excess of £1,400,000

ShineRocks
PROPERTY AGENTS

28 Furze Lane

Purley, Purley

An immaculately presented, six bedroom, four bath/shower room, four reception room, family residence, approached via electronically operated wrought iron gates leading to block paved driveway and integral double garage, offering approximately 4,800 sq ft of living accommodation, situated on a wide plot, located in a private road within the much sought after Webb Estate conservation area, within walking distance of Purley Town centre and railway station. Glass enclosed entrance porch, entrance hall, WC, Lounge with fireplace and bi-fold doors to rear terrace, dining room with bay window overlooking front garden, utility room, 41' treble aspect living/family room with spectacular full height glass wall overlooking the rear garden and sliding glass doors to rear terrace, open plan fully fitted kitchen/breakfast room, large open square arch to sitting room with bi-fold doors to second paved terrace overlooking the rear garden, storage area with stairs to basement, doors to rear garden and integral double garage. Stairs to first floor landing, principal bedroom, with en-suite shower room and fitted dressing room, bedrooms two and three both with en-suite shower rooms, two further bedrooms, family bathroom. Stairs to second floor loft room/sitting area and bedroom six/home office. Gated and secluded front garden with off street parking for several cars. Two beautiful paved terraces with steps leading to large secluded level rear garden.

Council Tax band: G

Tenure: Freehold

- SIX BEDROOMS
- FOUR BATH/SHOWER ROOMS
- FOUR RECEPTION ROOMS
- APPROXIMATELY 4,800 SQ FT OF ACCOMMODATION
- PREMIER PRIVATE ROAD IN WEBB ESTATE CONSERVATION AREA





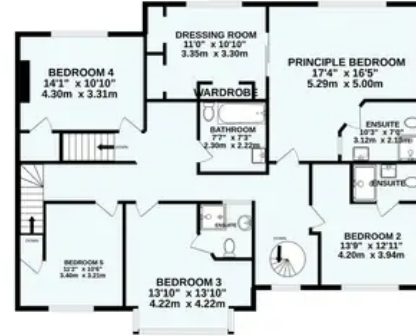
BASEMENT
337 sq.ft. (31.3 sq.m.) approx.



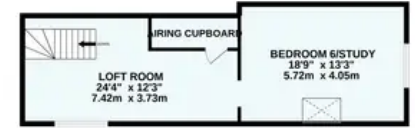
GROUND FLOOR
2471 sq.ft. (229.5 sq.m.) approx.



1ST FLOOR
1498 sq.ft. (138.7 sq.m.) approx.



2ND FLOOR
548 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 4854 sq.ft. (451.0 sq.m.) approx.

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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.