



2C Peaks Hill, Purley

Offers In Excess of PRICE £1,100,000 FREEHOLD

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PROPERTY AGENTS

# 2C Peaks Hill

## Purley

A 12 year old detached Architect designed, four double bedroom, four bath/shower room, three reception room, family residence with detached annex/studio and en suite shower room, gated entrance leading to a long gravel driveway with car port and private off street parking for several cars. The property has been extended and upgraded to a high standard by the current owners with underfloor heating throughout the ground floor. Located in a much sought after premier road, within walking distance on numerous good schools, Purley town centre and railway station. Large enclosed porch, entrance hallway with vaulted ceiling, double doors to sitting room with vaulted ceiling and bi-fold doors, living room with wide opening to recently built family/dining room with bi-fold doors. Double aspect fully fitted kitchen/breakfast room with French doors to family/dining room, separate utility room, WC. Ground floor double bedroom with en-suite shower room. Stairs to first floor, spacious landing, principal bedroom with fitted wardrobes, en suite shower room and walk-in wardrobe. Two further double bedrooms with fitted cupboards, family bathroom. Fully fenced recently landscaped level West facing rear garden.

- FOUR DOUBLE BEDROOMS + ANNEX
- FOUR BATH/SHOWER ROOMS
- THREE/FOUR RECEPTION ROOMS
- DETACHED STUDIO/OFFICE/ANNEX WITH EN SUITE SHOWER ROOM
- LONG GRAVEL DRIVEWAY + LANDSCAPED LEVEL WEST FACING REAR GARDEN
- COUNCIL TAX - G - EPC - C





Approximate Gross Internal Area 2462 sq ft – 229 sq m  
 Ground Floor Area 1581 sq ft – 147 sq m  
 First Floor Area 649 sq ft – 60 sq m  
 Annex Area 232 sq ft – 22 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.