



17 Downs Road, Purley
PRICE £695,000 FREEHOLD

ShineRocks
PROPERTY AGENTS

17 Downs Road

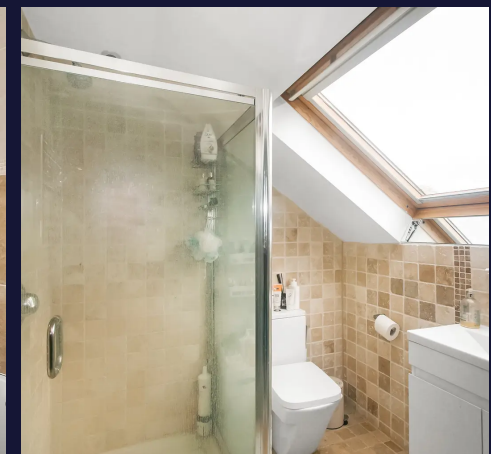
Purley

A ideally located four bedroom, three bathroom, one/two reception detached home set at the end of a cul-de-sac providing great privacy on a quiet and secluded road. Entrance hall, study/office, downstairs WC, access to single garage, open plan fully fitted kitchen/living/dining area (26,4 x 17,11) with sky lights, bi-fold doors to paved terrace and south facing garden.

Stairs to first floor, three bedrooms, en-suite shower room to second double bedroom and family three piece bathroom. Stairs to second floor principle bedroom with built in wardrobes, eaves storage and en suite shower room. Front fully paved driveway space.

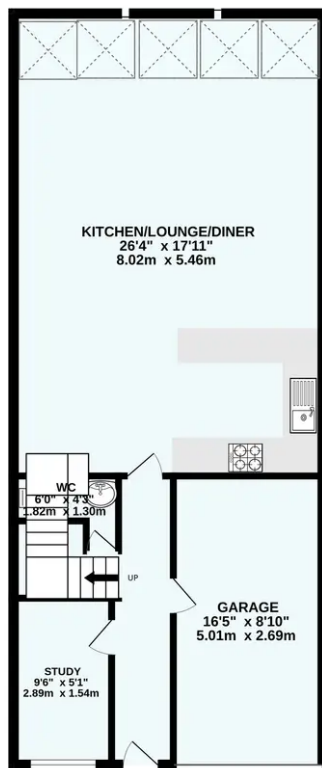
Downs Road is within walking distance of Purley and Riddlesdown railway stations which offers links to London Bridge and Victoria. Purley town centre is a short walk and offers a number of local amenities and restaurants including Tesco superstore. The area is well served with excellent schools to include Riddlesdown Collegiate, Cumnor House, St Davids, Whitgift and Trinity. Recreational pursuits include open spaces of The North Downs/Riddlesdown Common, Purley Downs Golf Course and Pure Gym, all within easy reach. The M25/M23 is approximately a fifteen minute drive giving easy access to Gatwick Airport.

- FOUR BEDROOMS
- THREE BATHROOMS
- OPEN PLAN KITCHEN/LIVING/DINING AREA
- SOUTH FACING GARDEN
- OFF STREET PARKING
- SINGLE GARAGE
- 0.6 MILE WALK TO PURLEY STATION
- COUNCIL TAX - F - EPC - E
- NO ONWARD CHAIN

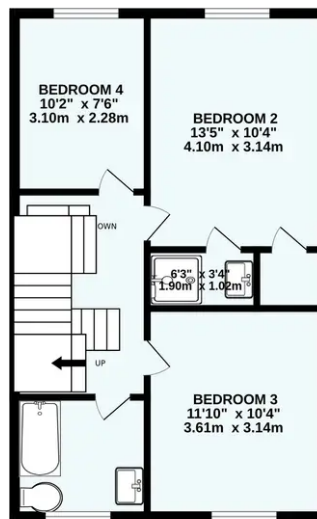




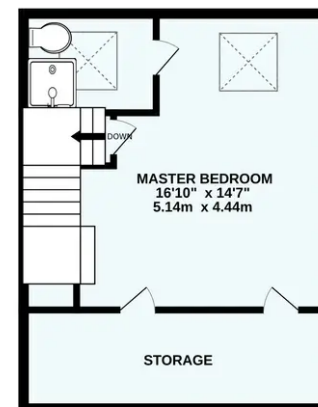
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 1410sq.ft. (131.0 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.