



22A Woodcote Valley Road, West Purley

PRICE £850,000 FREEHOLD

ShineRocks
PROPERTY AGENTS

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West Purley

An attractive, four double bedroom, two bath/shower room, two reception room, detached family residence, located in a sought after road within walking distance of local schools, Purley town centre and railway station.

Approached via a tarmac driveway leading to a double garage, offering ground floor annex potential stpp. The property now requires a certain amount of updating, whilst offering good extension potential stpp.

Main front door leading to entrance hall. Enclosed entrance porch, door to double garage, secondary front door to inner hall, WC, fitted kitchen with side door to garden, large utility room, double aspect living room with fireplace and French doors to rear paved terrace, dining room.

Stairs to first floor landing, double aspect principal bedroom with fitted cupboards and en suite shower room, three further bedrooms with fitted cupboards, family bathroom.

Level front garden with tarmac driveway leading to double garage. Gated side access to mature terraced rear garden.

- FOUR DOUBLE BEDROOMS + EXTENSION POTENTIAL
- TWO BATH/SHOWER ROOMS
- TWO RECEPTION ROOMS
- DOUBLE GARAGE OFFERING ANNEX POTENTIAL
- LEVEL FRONT GARDEN + MATURE TERRACED REAR GARDEN
- WALKING DISTANCE OF LOCAL SCHOOLS, PURLEY TOWN CENTRE AND RAILWAY STATION
- COUNCIL TAX - G - EPC - C





Approximate Gross Internal Area 2145 sq ft – 199 sq m
 Ground Floor Area 1215 sq ft – 113 sq m
 First Floor Area 930 sq ft – 86 sq m



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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.