



4 Grassmount, Purley

OFFERS IN EXCESS OF £950,000 FREEHOLD

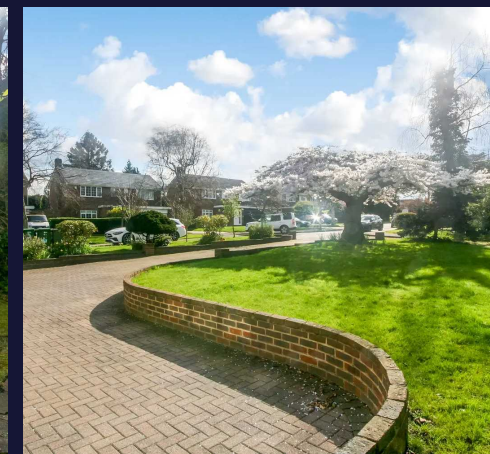
ShineRocks
PROPERTY AGENTS

4 Grassmount

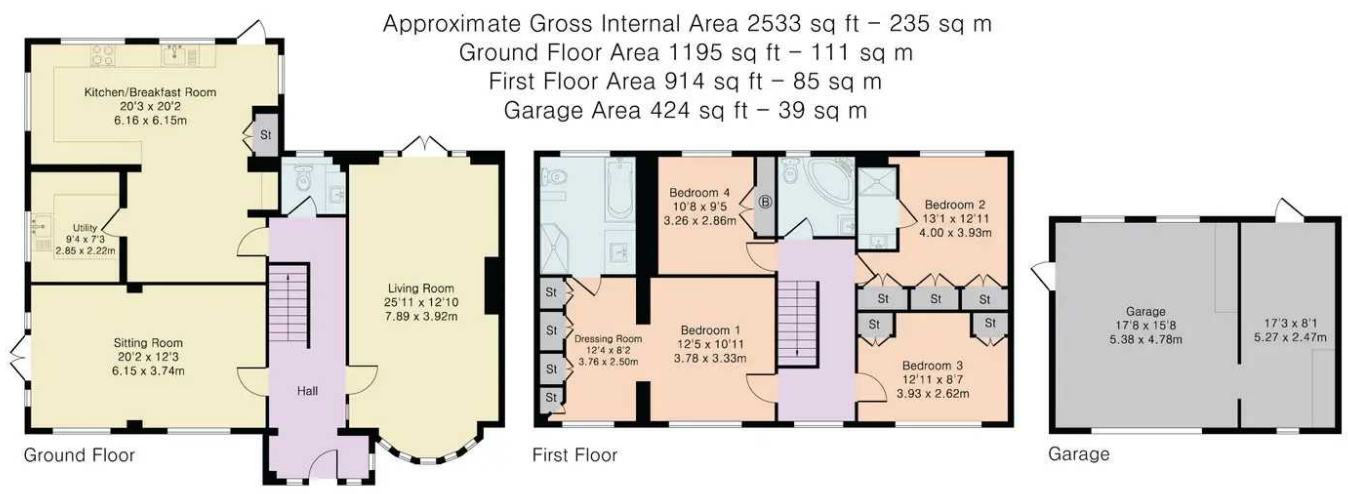
Purley

An attractive, double fronted, four double bedroom, three bath/shower room, two reception room, Georgian style, detached family residence, with 424 sq ft detached double garage with workshop, offering potential for conversion to a self contained ground floor annex, subject to planning permission. The property is situated on a level NW facing plot, at the end of a sought after cul de sac, with plenty of off road parking, while offering further extension potential to three sides, stpp. Spacious entrance hall, WC, double aspect living room with bay window, fireplace and French doors to rear paved terrace, double aspect dining room with French doors to rear garden, 20'3 × 20'2 triple aspect kitchen/diner with door to rear garden, separate utility room. Stairs to first floor landing, principal bedroom with separate dressing room and en suite bathroom, guest bedroom with en suite shower room, two further bedrooms, family bathroom. Front garden with block paved driveway leading to detached double garage, gated side access to mature secluded rear garden.

- FOUR BEDROOM DETACHED HOUSE WITH EXTENSION & G/F ANNEX POTENTIAL
- THREE BATH/SHOWER ROOMS + SEPARATE WC
- TWO DOUBLE ASPECT RECEPTION ROOMS + LARGE KITCHEN/DINER
- LARGE DOUBLE GARAGE + WORKSHOP WITH POTENTIAL TO CONVERT TO ANNEX STPP
- SECLUDED LEVEL NW FACING REAR GARDEN WITH LARGE PAVED TERRACE
- WALKING DISTANCE OF WALLINGTON SCHOOL FOR GIRLS, JOHN FISHER SCHOOL & PURLEY SPORTS CLUB
- EPC - C
- COUNCIL TAX - G







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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.