

59 Plough Lane, West Purley, Surrey, CR8 3QL £800,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Paul Graham are delighted to offer this beautifully presented family house situated in a quiet no through road on the Purley/Wallington borders. The property boasts a large entrance hall which leads into a spacious living room and separate dining room which has French doors into the conservatory, which in turn lead out the rear garden. The fitted kitchen/breakfast room also enjoys garden views.

Upstairs boasts four generous bedrooms and a family bathroom. There is a large south westerly aspect rear garden which is laid to lawn and access into the garage. The front provides garden and driveway parking.

The property is situated opposite woodland, in a much sought after, no through road and is within easy reach of Purley Town centre with railway station serving London Bridge. Purley and Wallington town centres are both within easy reach and offer a selection of shops, restaurants and other amenities including a range of reputable schools including Wallington Girls, Wilson's and John Fisher.



ROOMS

ENTRANCE HALL 18' 9" x 7' 10" (5.72m x 2.39m)

LIVING ROOM 17' 8" x 14' 6" (5.38m x 4.42m)

DINING ROOM 13' 8" x 12' (4.17m x 3.66m)

CONSERVATORY 11' 2" x 8' 5" (3.4m x 2.57m)

KITCHEN/BREAKFAST ROOM 17' 3" x 10' 3" (5.26m x 3.12m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 17' 6" x 13' 8" (5.33m x 4.17m)

BEDROOM 2 13' 4" x 11' 9" (4.06m x 3.58m)

BEDROOM 3 11' 1" x 10' 9" (3.38m x 3.28m)

BEDROOM 4 9' x 8' 5" (2.74m x 2.57m)

FAMILY BATHROOM

LARGE REAR GARDEN

GARAGE AND DRIVEWAY



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

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