



Hambledown, Verulam Avenue, Woodcote Estate

Offer in Excess of £1,900,000 Freehold

ShineRocks
PROPERTY AGENTS

Hambledown, Verulam Avenue

Woodcote Estate, Purley

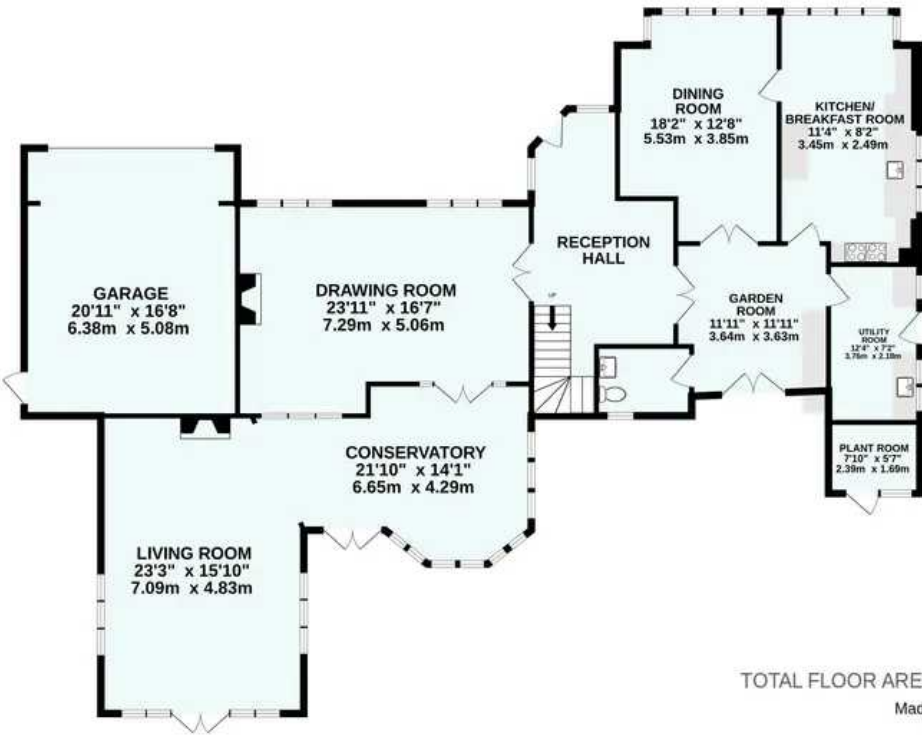
A beautifully presented, five bedroom, three bath/shower room, four reception room, detached family residence, offered for sale for the first time in 37 years, with further extension potential subject to planning permission. Located in the prestigious Woodcote Estate, bordered to the road by a high brick wall, with electronically operated gates leading to the private and secluded front garden, block paved driveway and integral double garage. Oak front door to reception hall, double aspect kitchen/breakfast room with door to dining room, double doors to garden room with door to large paved rear terrace, WC, utility room, plant room. double doors from reception hall to double aspect drawing room with period style fireplace, further double doors to conservatory and triple aspect living room with fireplace, both the conservatory and living room having french doors leading the rear paved terrace and gardens. Staircase rising to bright and spacious first floor landing, double aspect principal bedroom with built in wardrobes and large en suite bathroom, four further bedrooms, family bathroom, separate upstairs utility room with shower and wash basin. Mature, totally secluded rear gardens, with heated swimming pool and summer house.

- DETACHED FIVE BEDROOM FAMILY RESIDENCE WITH HEATED SWIMMING POOL, POTENTIAL FOR GROUND FLOOR ANNEX & FURTHER EXTENSION STPP
- THREE BATH/SHOWER ROOMS
- FOUR RECEPTION ROOMS
- GATED ACCESS TO WALLED FRONT GARDEN, PAVED DRIVEWAY LEADING TO DOUBLE GARAGE, WITH GROUNDS IN EXCESS ON HALF AN ACRE
- COUNCIL TAX - H
- EPC - D

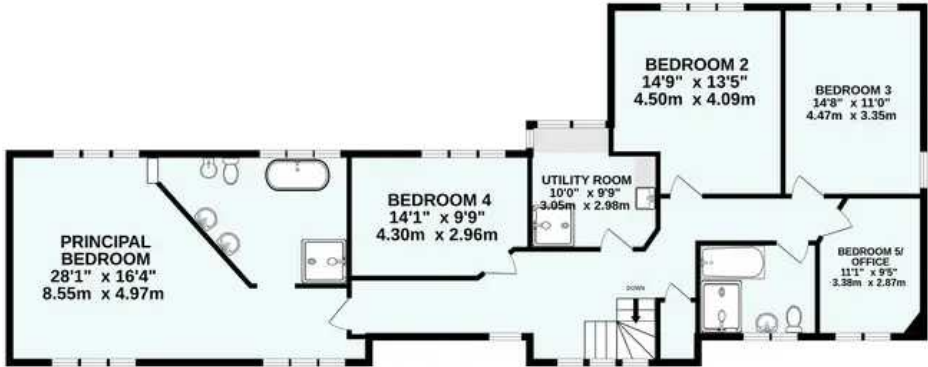




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3661sq.ft. (340.1 sq.m.) approx.
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ShineRocks Estate Agents

ShineRocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

020 8660 2010

enquiries@shinerocks.co.uk

www.shinerocks.co.uk

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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.