



PRICE £1,300,000 FREEHOLD

2A FURZE LANE, WEBB ESTATE CONVERSTATION AREA, PURLEY, CR8 3EG

ShineRocks
PROPERTY AGENTS

A rare opportunity to purchase a substantial Webb built period detached family home, situated within the Webb Estate conservation area in Furze Lane, just minutes walk from Purley town centre and railway station. The property boast an unusually wide plot, with ample off street parking and detached double garage, offering in our opinion excellent extension and/or annexe potential (stpp).

THE ACCOMMODATION COMPRISES: ENCLOSED ENTRANCE PORCH, RECEPTION HALL, SITTING ROOM, THROUGH LOUNGE/DINING ROOM, DOUBLE ASPECT KITCHEN/BREAKFAST ROOM, PANTRY, UTILITY/BOILER ROOM, DOWNSTAIRS SHOWER ROOM, MASTER BEDROOM WITH EN-SUITE BATHROOM, FIVE FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM & FAMILY SHOWER ROOM, DETACHED DOUBLE GARAGE.





DESCRIPTION A double fronted six bedroom, four bath/shower room, two/three reception room, Webb built detached period family residence situated on a wide plot, with sweeping in and out block paved driveway and detached double garage. Located in Furze Lane, within the much sought after Webb Estate conservation area, within walking distance of Purley Town centre and railway station. The enclosed porch leads to the double front doors which open to the imposing reception hall, all main rooms leading off, wood effect floors, double aspect sitting room open plan through feature arch from hall, bay window and fireplace, large treble aspect through living/dining room with fireplace, , downstairs shower room, spacious double aspect kitchen/breakfast room, pantry, utility/boiler room. Staircase leading to large first floor landing, Master bedroom with fitted wardrobes and en-suite bathroom, three further double bedrooms, family bathroom, stairs to second floor landing, bedrooms five and six. The grounds surround the property mainly to three sides, outside swimming pool.

AMENITIES The property is located in a much sought after road, within the exclusive Webb Estate conservation area, just a few minutes walk of Purley Town centre with railway station serving London Bridge, Victoria and Clapham Junction within 19/23/14 minutes, as well as shopping facilities, bars and restaurants. Purley offers a choice of nearby sports facilities including Purley Leisure Centre, numerous golf clubs and the locally respected Purley Sports Club with its array of sports and social facilities, bar and restaurant including tennis, squash, bowls, hockey and cricket. The area is known for many excellent schools to include Wallington Boys and Girls, Woodcote, Wilsons, Whitgift, Croydon High, Old Palace, St David's and Cumnor House, to name but a few. There is easy access by car to the M25, M23, Gatwick Airport and the major motorway network making this a superb location for any commute.

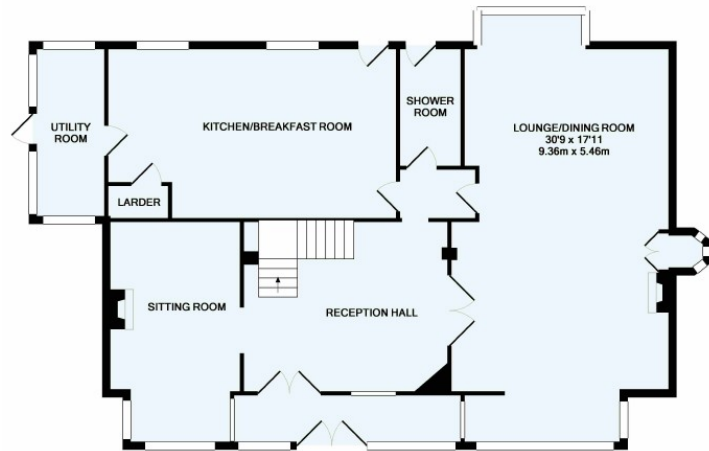
OUTSIDE FRONT GARDEN: Approached to right hand side by pedestrian gate leading to front door, sweeping in/out block paved driveway to the left hand side, steps to pathway with access to front door and rear garden, detached double garage, well screened by mature shrubs and trees.

REAR GARDEN: Rear terrace with steps to outdoor swimming pool, extensive lawn areas, bordered by mature trees and shrubs.

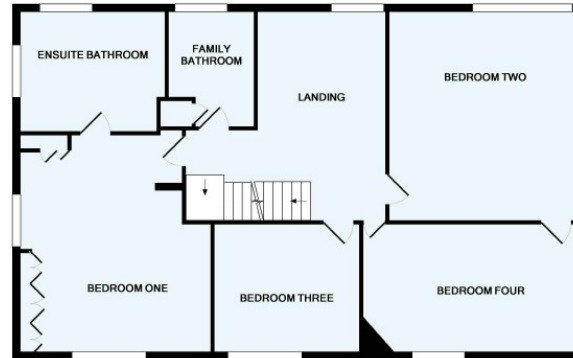
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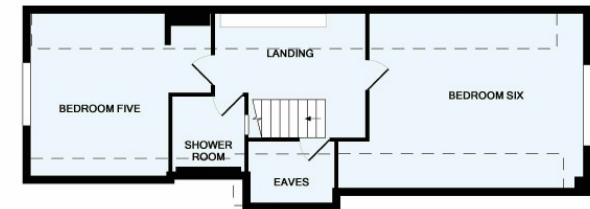
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GROUND FLOOR
APPROX. FLOOR
AREA 1547 SQ.FT.
(143.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1269 SQ.FT.
(117.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 637 SQ.FT.
(59.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3454 SQ.FT. (320.8 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.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVALSHINEROCKS

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