



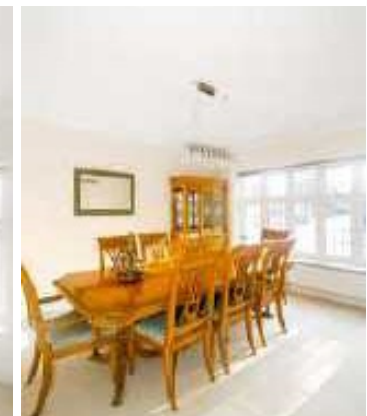
OFFERS IN EXCESS OF £1,100,000 FREEHOLD

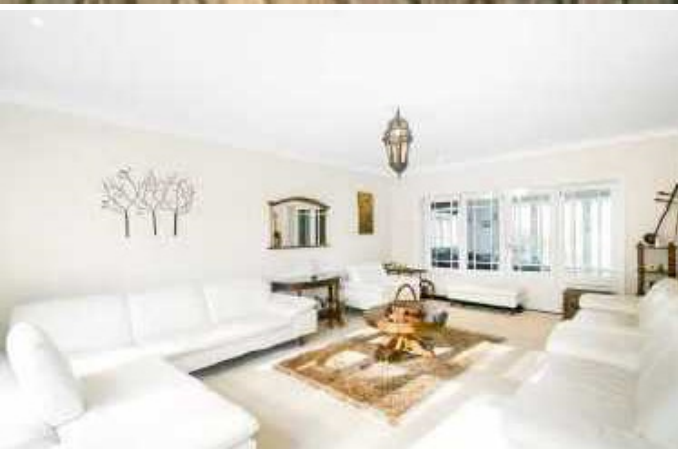
4A PEAKS HILL, PURLEY, SURREY, CR8 3JE

ShineRocks
PROPERTY AGENTS

An attractive part tile hung, four bedroom, five reception room detached family house offering potential for a loft conversion (stpp)in order to create more bedrooms if required. The property has a large block paved driveway and is located in a premier road within walking distance of Purley Town centre and railway station.

THE ACCOMMODATION COMPRISES: COVERED PORCH, ENTRANCE HALL, WC, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, DINING ROOM, LOUNGE, FAMILY ROOM, GAMES ROOM, STUDY, FOUR BEDROOMS, EN SUITE BATHROOM, FAMILY SHOWER ROOM





DESCRIPTION An imposing double fronted, part tile hung, four bedroom, two bathroom, four/five reception room, detached family residence offering ground floor annexe potential (stpp), approached through a brick pillared entrance, leading to a large block paved driveway. The property is located in a sought after premier road within walking distance of numerous schools, Purley Town centre and railway station. Covered porch, entrance hall, WC, fully fitted kitchen/breakfast room with Gaggeneau oven and hob, utility room, dining room, lounge with bi-fold doors to double aspect family room, games room with Hammonds fitted cupboards, study. Stairs to first floor landing, four bedrooms, three with fitted wardrobes, en-suite bathroom and family shower room. The property offers loft conversion potential subject to planning permission. Level front and rear gardens.

AMENITIES The property is situated in a much sought after, premier Purley road, within easy reach of Purley Town centre with railway station serving London Bridge, Victoria and Clapham Junction within 30/22/14 minutes. The property is situated within walking distance of Purley Town Centre, a prosperous and popular residential town with a host of high street brands including Tesco, Sainsbury's Local, Costa Coffee and Pizza Express, Laura Ashley, not to mention a varied selection of other restaurants, cafes and designer boutiques. Larger retailers such as John Lewis, DFS and IKEA are all within a short drive, located on the Purley Way. There is a good selection of state and private schools including, St Davids, Woodcote Schools, Cumner House, John Fisher, Wilsons, Wallington Girls, Whitgift School and Croydon High for Girls, all within a short distance. 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 facilities including tennis, squash, bowls, hockey and cricket. 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.

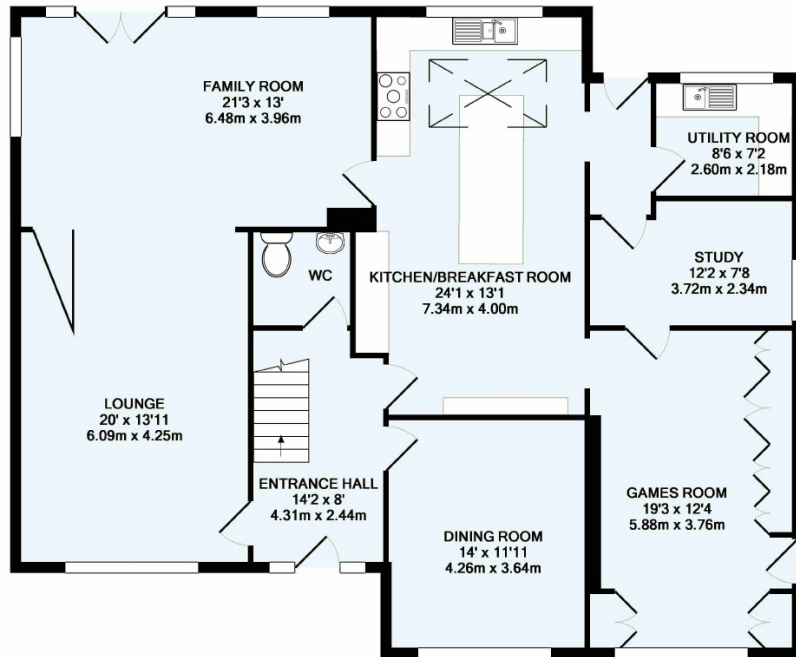
OUTSIDE FRONT GARDEN: Set well back from the road behind a mature hedge, approached through a brick pillared entrance leading to block paved driveway with off street parking for numerous cars. The remainder of the garden being mainly laid to lawn.

REAR GARDEN: Approached from the family room and lobby off of the kitchen/breakfast room, leading to a paved patio, step down to large level lawn, bordered by mature hedging, shrubs and wooden fencing, two green houses.

EPC 63 - 77

OFFERS IN EXCESS OF £1,100,000 FREEHOLD

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GROUND FLOOR
APPROX. FLOOR
AREA 1593 SQ.FT.
(148.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1011 SQ.FT.
(93.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2604 SQ.FT. (241.9 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

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