



GUIDE PRICE £1,150,000 LEASEHOLD

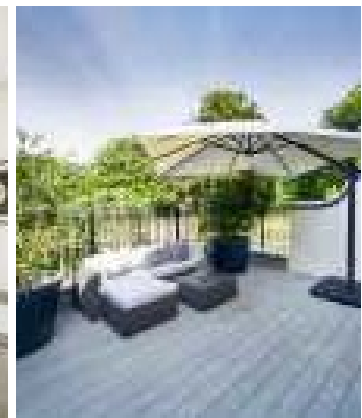
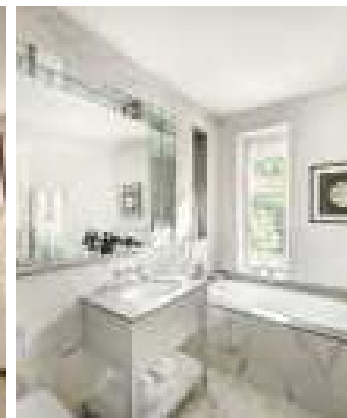
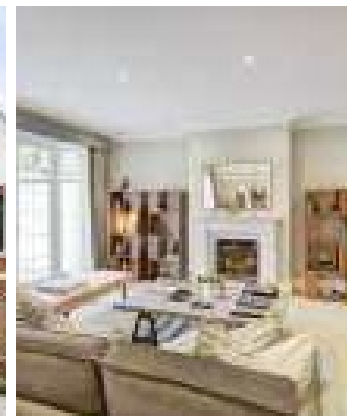
I COMMONWEAL LODGE, WOODCOTE LANE, WEBB ESTATE, PURLEY, SURREY, CR8 3HB

**ShineRocks**  
PROPERTY AGENTS



A fantastic location for a truly luxurious apartment complex comprising just four substantial new homes; the exclusive Webb Estate, Purley is situated on the Greater London/ Surrey border, only 15 miles from central London and within easy reach of the M25, Gatwick and Heathrow. Photos shown are of the show apartment, 3 Commonweal Lodge.

THE ACCOMMODATION COMPRISES: COMMUNAL ENTRANCE LOBBY, SPACIOUS ENTRANCE HALL, WC, CLOAKS CUPBOARD, KITCHEN/DINING/FAMILY ROOM, UTILITY ROOM + STORAGE, DRAWING ROOM, MASTER BEDROOM WITH DRESSING AREA & EN-SUITE, BEDROOM TWO WITH FITTED WARDROBES & EN-SUITE, BEDROOM THREE/STUDY WITH FITTED WARDROBES, GARAGE IN BLOCK.





**DESCRIPTION** A beautiful ground floor apartment set in professionally landscaped gardens finished to an extremely high specification. This home benefits from a spacious entrance hall, leading to an excellent master bedroom suite to the front of the property, with an indulgent en suite and dressing area plus a large bay window. There is also a good-sized guest suite with Jack and Jill access to the shower room, plus a further double bedroom (or study), separate cloakroom and utility room. To the rear of the property is the drawing room featuring an elegant limestone and granite fireplace plus a very impressive kitchen, dining and family room. French doors open directly from both the drawing room and the family area onto the large private terrace overlooking the landscaped rear gardens. There is also a private garage plus additional parking to the front of the property. Photos shown are of the show apartment, 3 Commonweal Lodge.

**AMENITIES** The property is located in a premier private road, in an exclusive conservation area, within the gates of The Webb Estate, a short stroll from The Lord Roberts on The Green with it's coffee shop, deli and Post Office offering artisan produce as well as your daily necessities including newspapers & milk. A 15 minute walk of PurleyTown centre and railway station, Purley offers 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. Purley station is just a 10-12 minute walk benefitting from regular trains to East Croydon, with London Bridge/Victoria just 23 minutes away. The area is known for many excellent schools to include Wallington Boys and Girls, Woodcote, Whitgift, Croydon High, St David's and Cumner, 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.

### KEY FEATURES

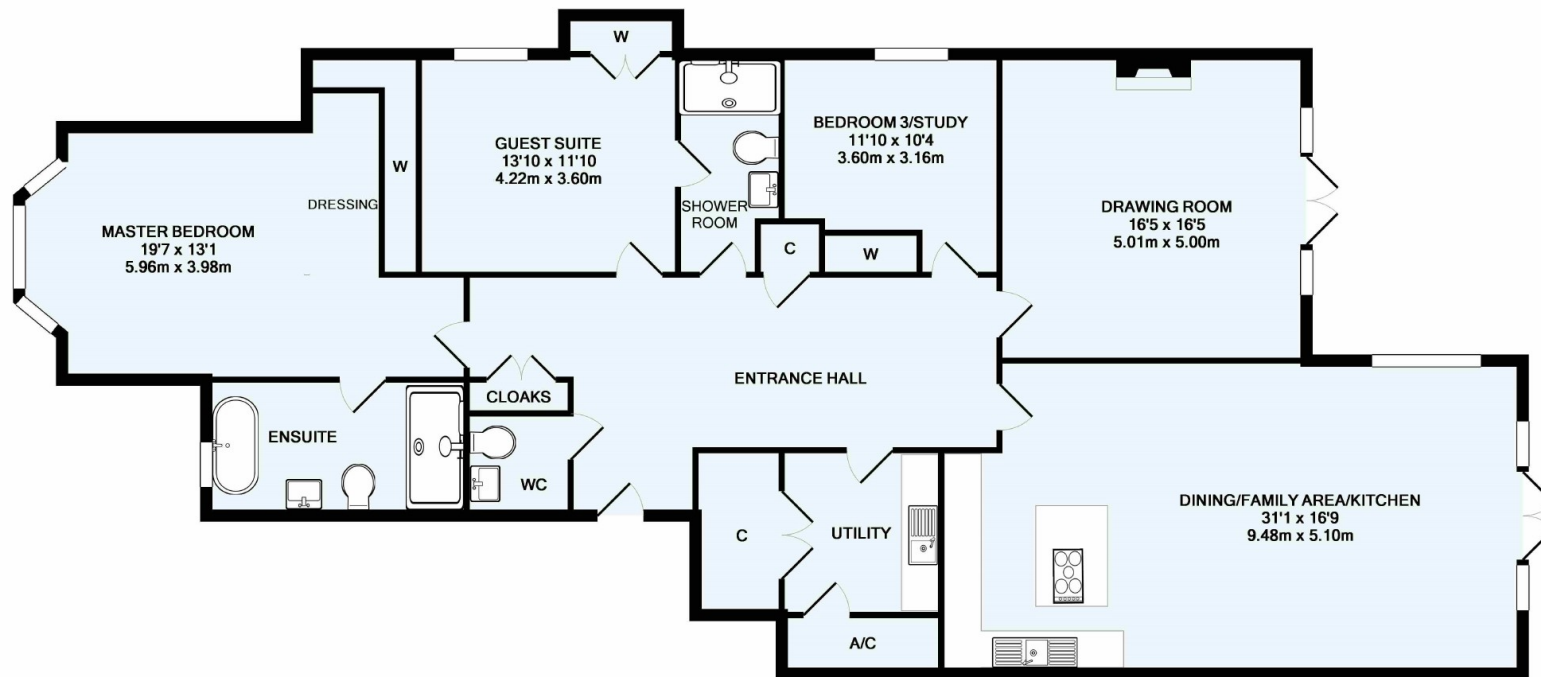
- Ground floor garden apartment on the exclusive Webb Estate
- In excess of 2,270sqft (including garage)
- Built by award-winning Alfred Homes
- Excellent master bedroom suite with dressing area and luxurious en suite bathroom
- Guest suite with Jack and Jill access to impressive shower room
- Additional double bedroom or study
- Separate drawing room with limestone fireplace and French doors to private terrace
- Expansive kitchen/dining and family area with French doors to private terrace
- Separate utility room and additional cloakroom
- Large entrance hall and exceptionally high ceilings throughout
- Communal marble entrance hall
- Beautifully landscaped gardens
- Video entry system
- Just 15 miles from central London

**EPC 86 - 86**



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TOTAL APPROX SQUARE FOOTAGE ALSO INCLUDES GARAGE  
TOTAL APPROX. FLOOR AREA 2270 SQ.FT. (210.9 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

DRAFT DETAILS - AWAITING VENDOR'S APPROVALSHINEROCKS

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