



PRICE £1,500,000 FREEHOLD

4 THE RIDGE, PURLEY, SURREY, CR8 3PE

ShineRocks
PROPERTY AGENTS

A lovely 1920's, six bedroom, four bathroom, six/seven reception room, detached family residence, situated on a beautifully mature and secluded South facing plot, located in a premier road, within easy reach of Purley town centre and railway station.

THE ACCOMMODATION COMPRISES: COVERED PORCH, RECEPTION HALL, CLOAKROOM + WC, FITTED KITCHEN, LOBBY, UTILITY ROOM, STORE, BREAKFAST ROOM, TV ROOM, DINING ROOM, LIVING ROOM, GARDEN ROOM, GAMES ROOM, STUDY, MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE, FIVE FURTHER BEDROOMS, TWO EN-SUITES, FAMILY BATHROOM, DOUBLE & SINGLE GARAGES.





DESCRIPTION An impressive, 1920's, six bedroom, four bathroom, six/seven reception room, detached family residence, offered to the market for the first time in over 35 years. The house is situated centrally on a large secluded South facing plot, approached through brick pillared entrance gates, leading to a sweeping gravel in and out driveway with double and single garages, located in a premier road within minutes walk of John Fisher school, Wallington school for girls and Purley sports club. The property has been sympathetically extended and improved by the current owners and offers approximately 4,786 sq ft of accommodation, with a large and secluded South facing level rear garden. Reception hall, cloakroom & WC, fitted kitchen, lobby with doors to rear terrace and front bin store area, utility room with door to single garage, gardener's WC, store room, breakfast room, TV room with French doors to rear terrace, dining room with fireplace and bay window overlooking front garden, living room with fireplace and French doors to rear terrace, garden room with French doors to rear terrace, fitted study with door to double garage, double aspect games room with four sets of French doors. Staircase to first floor landing, double height library/seating area with domed roof lantern, master bedroom with fitted dressing room and en-suite bathroom, five further bedrooms, two with en-suite bathrooms, family bathroom.

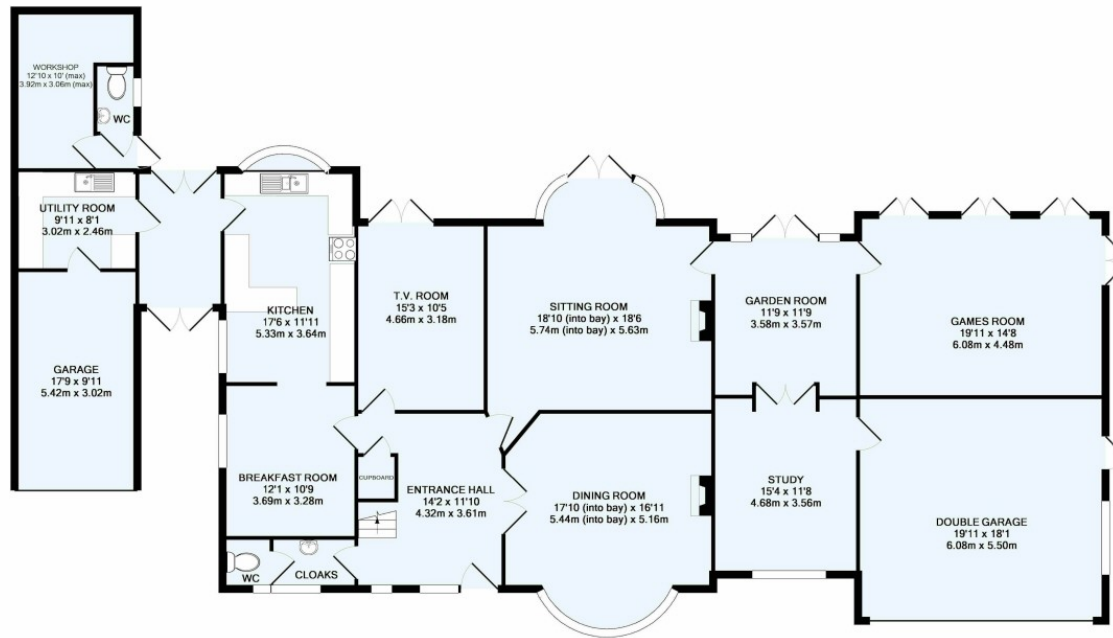
AMENITIES The property is located in a much sought after, premier Purley road, within easy reach of Purley Town centre with railway station serving London Bridge, Victoria and Clapham Junction within 30/22/14 minutes. Purley Town Centre is nearby, a prosperous and popular residential town with a host 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, with John Fisher within a one minute walk, other nearby schools include St Davids, Woodcote Schools, Cumner House, Wilsons, Wallington Girls, St Philomena's, Whitgift School and Croydon High for Girls, all within a short drive. 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. Wallington town centre is also nearby. 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: Bordered to the road by a brick wall with brick pillared entrance gates, leading to sweeping in and out gravel driveway. Secluded to both sides by mature trees and hedging and from the road with a variety of mature shrubs and trees. Gated access to rear garden.

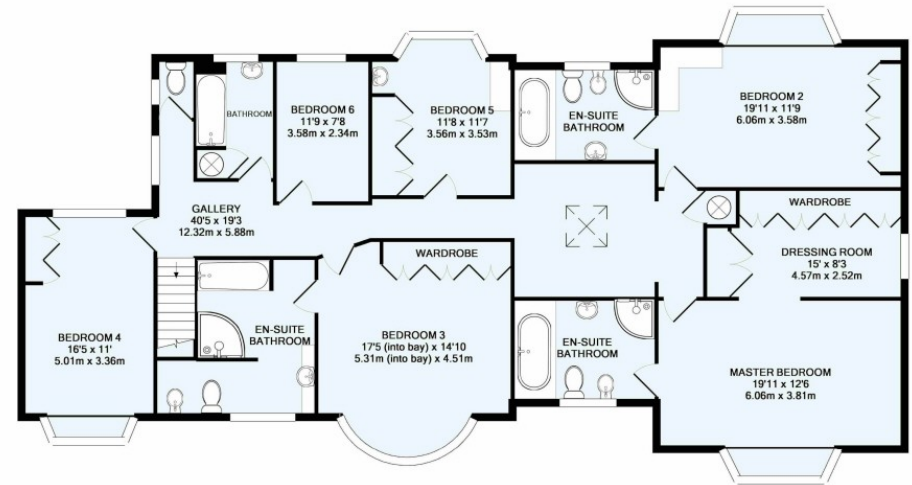
REAR GARDEN: Crazy paved terrace across the width of the property, accessed via French doors from the kitchen lobby, TV room, living room, garden room and games room. Beautifully mature, level South facing rear garden, mainly laid to lawn, bordered to all sides by mature shrubs and trees. Garden shed.

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GROUND FLOOR
APPROX. FLOOR
AREA 2713 SQ.FT.
(252.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 2073 SQ.FT.
(192.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 4786 SQ.FT. (444.6 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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