



OFFERS IN EXCESS OF £750,000 FREEHOLD

19 BURCOTT ROAD, PURLEY, SURREY, CR8 4AD

**ShineRocks**  
PROPERTY AGENTS



An imposing detached Edwardian family residence, full of character with high ceilings and period features. The accommodation already offers four double bedrooms and three reception rooms, with potential for loft conversion and extension to both side and rear subject to planning permission.

THE ACCOMMODATION COMPRISES: ENCLOSED ENTRANCE PORCH, ENTRANCE HALL, WC, BREAKFAST ROOM, KITCHEN, LOUNGE, DINING ROOM, STUDY, STAIRS TO FIRST FLOOR LANDING, FOUR DOUBLE BEDROOMS, WET ROOM, WC, FAMILY BATHROOM, TANDEM GARAGE.







**DESCRIPTION** An imposing four double bedroom, two bath/shower room, three reception room, detached Edwardian family home, offering potential for loft conversion and extension to both side and rear, subject to planning permission. Enclosed entrance porch, character entrance hall, WC, double aspect kitchen with door to garden, breakfast room, dining room with fireplace and bay window overlooking front garden, study with bay window, lounge with fireplace and bay window with French doors leading to rear patio. Staircase rising to first floor landing, four double bedrooms, wet room, WC, family bathroom. Front garden with block paved driveway leading to tandem garage. Level rear garden.

**AMENITIES** Burcott road is a highly convenient, tree lined road, situated within easy reach of Purley Town Centre and railway station, offering High Street stores to include Tesco's, Costa, Boots, as well as many fine bars and restaurants. Reedham Station is within walking distance serving London Bridge and Victoria within 30/32 minutes respectively. The area is well served with excellent schools to include Hayes primary, Reedham Park, Riddlesdown, Cumnor House, St Davids, Whitgift and Trinity. Recreational pursuits include open spaces of Riddlesdown Common, Purley Downs Golf Course and Purley Gym, all within easy reach. Croydon Town Centre offers The Whitgift Centre with it's comprehensive shopping facilities and East Croydon station. The M25/M23 is within approximately a fifteen minute drive giving easy access to Gatwick Airport.

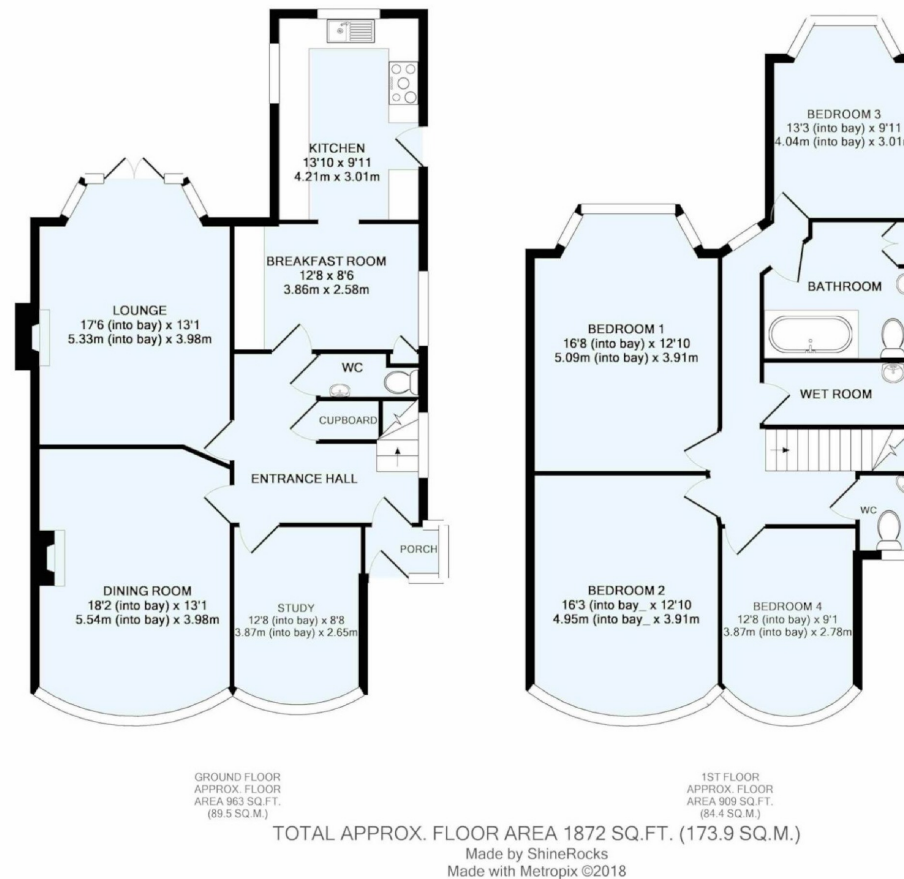
**OUTSIDE FRONT GARDEN:** Block paved driveway with parking for three cars, leading to tandem garage. Dwarf brick wall to the front boundary, garden area with a good selection of shrubs and plants, gated access to rear garden.

**REAR GARDEN:** Accessed from the kitchen and lounge, leading to paved patio with steps down to level lawn bordered by mature hedging, trees and shrubs. There is a further raised decked area at the rear of the garden.

**EPC 35 - 64**

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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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