

SOLD STC



Brancaster Lane, Purley

5 Bedrooms, 2 Bathroom, Detached House

Offers In Excess Of £800,000

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Brancaster Lane, Purley

5 Bedrooms, 2 Bathroom

Offers In Excess Of £800,000

- Lovely Detached House
- 3 Reception Rooms
- 5 Bedrooms
- Downstairs Shower Room/WC
- Kitchen & Utility Room

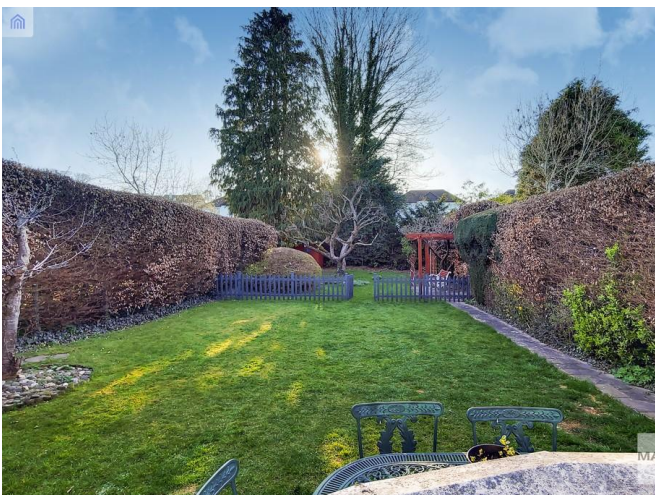
If you are looking for a future-proof forever home then don't miss this handsome detached house, occupying a large level plot in a sought-after Purley setting with the potential to extend to the side and the rear to meet your every need.

The property currently comprises an entrance hall, a large reception room to the front, a spacious second reception room with door leading to the sunny rear terrace, 13' fitted kitchen, a breakfast room overlooking the rear garden, utility room, downstairs shower room/wc, first floor landing, a master bedroom with built-in wardrobes, 4 further bedrooms and a modern bathroom/wc with bath and separate shower enclosure. Features to note include gas heating and recently installed made to measure plantation shutters.

Externally there is a well-kept front garden with driveway leading to an attached garage which also has doors at the rear which could be of interest to the mechanically minded. At the rear there is a level, sunny 120+ West facing garden with a secluded outlook.

A quick look at Google Earth shows the neighbouring properties have been considerably extended and there is tremendous potential here also.

For commuters, Riddlesdown Station is within comfortable walking distance and the town centres of Purley and Croydon with their additional transport, shopping and leisure facilities are within easy reach. The area boasts an excellent range of both state and private schools, including John Fisher Catholic Boys' School, Laleham Lea Primary School, Oakwood School and Riddlesdown Collegiate. For girls, there is Wallington Girls. Local churches include St John's and St Bede's. There is also Whitgift and Wilsons for boys and Cumnor House preparatory schools for both boys and girls.





Riddlesdown, Purley and Purley Oaks stations provide direct routes into central London, with frequent services to London Bridge and London Victoria on two separate rail lines.

The area offers ample green spaces and parks for walking, including Riddlesdown Common. There are also many recreational facilities nearby, such as Purley Downs Golf Club, just a 10 minute walk away. Local bus services, shops and amenities are plentiful. The popular Rotary Field recreation ground, Purley Lawn Tennis Club and adjacent lawn bowls and croquet clubs are also located here.

The M23 motorway is only 7 miles away, providing easy access to Brighton and the south coast. The Valley Park retail area, with an IKEA, cinema and bowling alley, is a short drive from the neighborhood.

Call the vendor's sole agent, Martin & Co Croydon, now for an appointment to view!

ENTRANCE HALL:

RECEPTION ROOM: 15' 11" x 14' 6" (4.85m x 4.42m)

SECOND RECEPTION ROOM: 15' x 12' 6" (4.57m x 3.81m)

KITCHEN: 13' 7" x 9' 11" (4.14m x 3.02m)

BREAKFAST ROOM: 14' 5" x 10' (4.39m x 3.05m)

UTILITY ROOM:

SHOWER ROOM/WC:

LANDING:

BEDROOM 1: 14' 8" x 12' 7" (4.47m x 3.84m)

BEDROOM 2: 14' 7" x 9' 3" (4.44m x 2.82m)



BEDROOM 3: 10' x 8' 5" (3.05m x 2.57m)

BEDROOM 4: 11' 3" x 6' 10" (3.43m x 2.08m)

BEDROOM 5: 8' 10" x 7' 11" (2.69m x 2.41m)

BATHROOM/WC:

FRONT GARDEN: 40' 10" x 21' 4" (12.45m x 6.5m)

REAR GARDEN: 121' 11" x 40' 5" (37.16m x 12.32m)

GARAGE: 15' 8" x 8' 6" (4.78m x 2.59m)



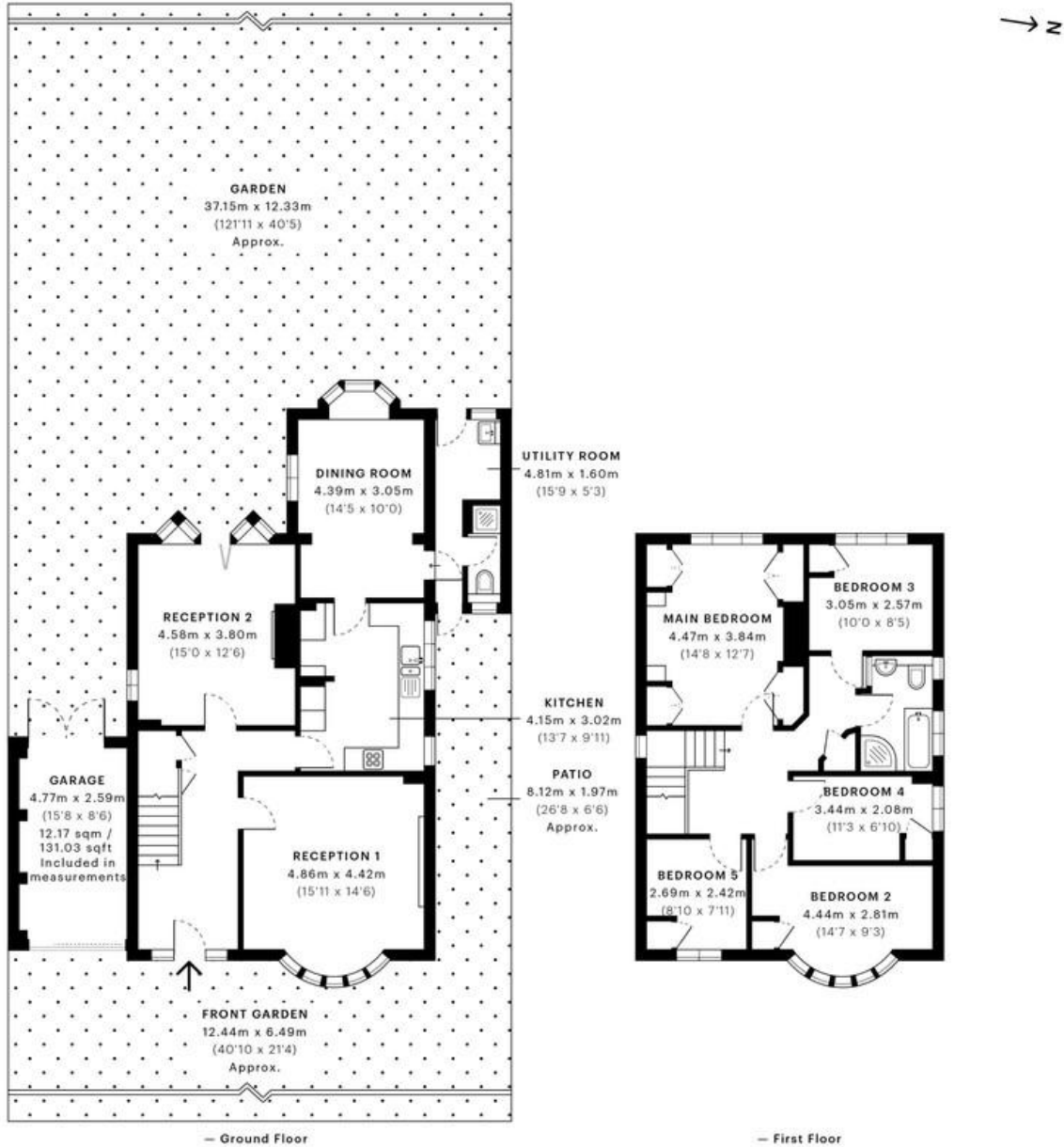
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