

**SOLD STC**



**Hillcrest Road , Purley**

**5 Bedrooms, 3 Bathroom, Detached House**

**Offers In Excess Of £1,000,000**

**MARTIN&CO**



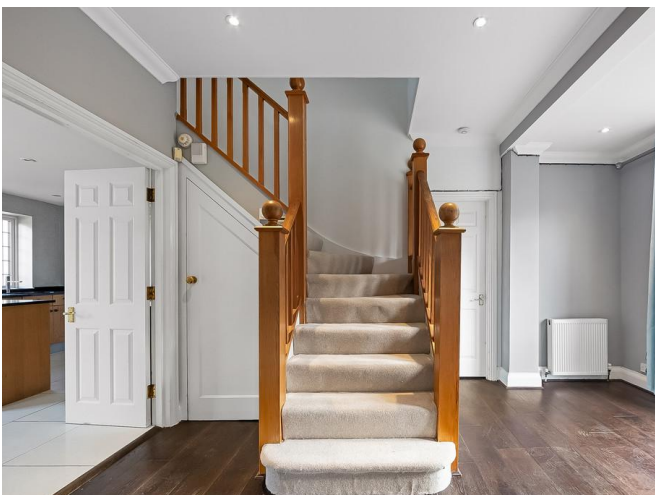


## Hillcrest Road , Purley

5 Bedrooms, 3 Bathroom

**Offers In Excess Of £1,000,000**

- Superbly Presented Detached House
- 4/5 Bedrooms
- 2/3 Reception Rooms
- 4 Bathrooms - 2/3 En-Suite
- Smart Fitted Kitchen



An immaculately presented five bedroom, four bath/shower room, two/three reception room detached family home approached via an in/out block paved driveway in a sought prestigious location within easy reach of Purley town centre and railway station.

Features include: spacious reception hall, WC, fully fitted kitchen/breakfast room with integrated appliances, large walk-in larder, utility room, double glazed conservatory accessed from both kitchen and living room with french doors to rear terrace, double aspect living room with fireplace, double aspect dining room, large integral single garage currently converted for use as staff accommodation and storage. Staircase to first floor landing, Master bedroom with en-suite bathroom, dressing area and walk-in wardrobe, guest bedroom with en-suite, three further bedrooms, family bathroom, separate WC. Rear terrace with steps down to level lawn bordered by mature hedging and trees.

Amenities - The property is situated in a much sought after private 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 and Whitgift School 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.

**REAR GARDEN:** Approached via the conservatory and utility room, leading to paved terrace with steps down to secluded level rear garden, mainly laid to lawn and bordered by mature hedging to three sides.







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# Hillcrest Road, CR8

Approximate Gross Internal Area  
222.7 sq m / 2397 sq ft  
Outbuilding = 28.2 sq m / 304 sq ft  
Total = 250.9 sq m / 2701 sq ft



## Martin & Co Croydon

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**MARTIN&CO**

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