

Kennedys'

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12c Woodcote Park Avenue
Purley
CR8 3NJ

Often modern nods to traditional eras of architecture are obvious, insensitive and frankly ineffective, however this house is the exception to the rule, built just under 10 years ago with 4000+ SQFT of beautifully executed design, with evidence of Tudor and Edwardian influences throughout.

Offers in Excess of £1,750,000



6



3



5



4+

- Handsome family home of over 4000sqft
- Rear aspect looking out over countryside
- Open plan high spec kitchen
- Underfloor heating over 3 floors

- 6 bedroom, four with en-suites
- Double garage fitted with underfloor heating
- Beautiful dark grey aluminium windows throughout
- Nearby to the Webb Estate, Purley, and all the amenities that come with them

EPC: B





PROPERTY DESCRIPTION

Stepping through the front door, the hallway instantly sets the tone for the standard of finish throughout the property. High ceilings, intricate wooden details, hardwood floors with underfloor heating beneath, and a line of sight straight through the heart of the house and through the doors to the garden.

The kitchen is an impressive room, stretching along the rear of the property, with beautiful aluminium doors flanked by leaded windows leading out into the garden; and provides yet more evidence of the builders meticulous attention to detail. 40mm Granite worktops, premium shaker style cabinetry, large central island, and all Neff integrated appliances including 2x Ovens, a combi grill / microwave, coffee machine, wine fridge and double bay full height fridge & freezer. The specification is not downgraded at all in the utility room, which provides a generous space to cater to all the needs of a modern family. The current owners have extended the wooden flooring & underfloor heating into the double garage, currently utilising it as a pool room as well as storage. The lounge is yet another good sized space, with further doors out to the rear garden, and a centre piece of a gorgeous limestone fireplace surrounding a log burning stove, just what's needed as the cold starts to set in. The dining room is large and fit for purpose, longer than it is wide, and just begging to host the extended family for Christmas dinner! Close to the top of most search criteria checklists now-days is of course the home study, and the front room here lends itself perfectly to such a purpose.

Upstairs the theme of quality and generosity in proportions continues, with concrete floors









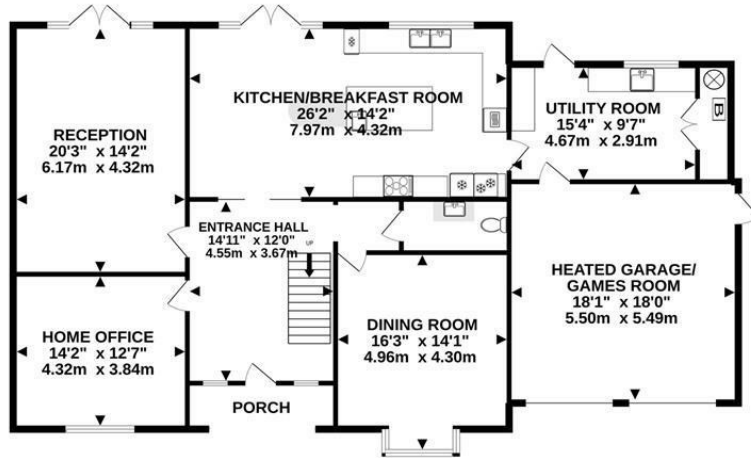
PROPERTY DESCRIPTION

and underfloor heating on every floor, as well as the first floor housing four double bedrooms each with their own en-suite. The principle suite is impressive, with views out over trees and farmland to the rear of the property, a dressing area, and large en-suite featuring four piece suite. The secondary bedroom is to the front of the property, with a bay window and en-suite. The remaining two doubles on the first floor are both good sizes. Upstairs holds one very good sized room, perfect for a guest bedroom or entertainment space; there is also one smaller room on this floor, along with a family bathroom.

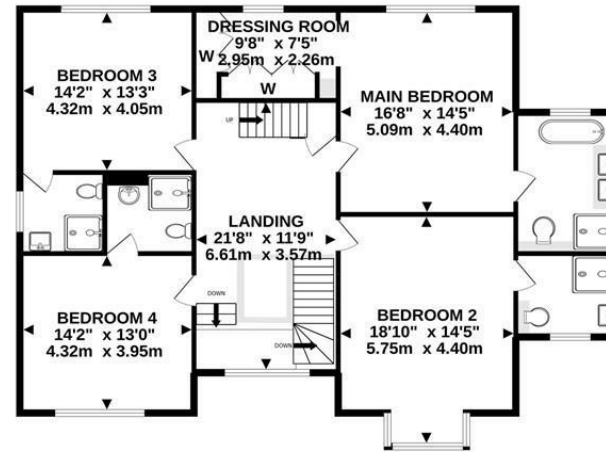
Outside, the property is one of three built just under 10 years ago and located at the end of a long driveway set back off Woodcote Park Avenue, with a wide frontage and parking for 3 or more cars. The rear is a wide garden, with a good amount of patio to the back of the property, and surrounded by mature laurels. There is even a gate leading straight out onto a bridal path, allowing you access directly onto green open spaces.

Woodcote Park Avenue is well established as one of the premium postcodes in the area, with very close proximity to Purley. Purley sits right on the border between leafy green Surrey, and the big City of London, and offers the best of both. London Victoria is just a 24 minute train from Purley mainline station, with services running via Clapham Junction, this along with the 3 others stations in the proximity, allows plenty of commuting options. Private schools in the area include Cumnor House, Laleham Lea, Oakwood School & St Davids School. For recreation David Lloyd Purley can accommodate your sports & leisure needs, and Purley Downs Golf club is a top 100 listed club.

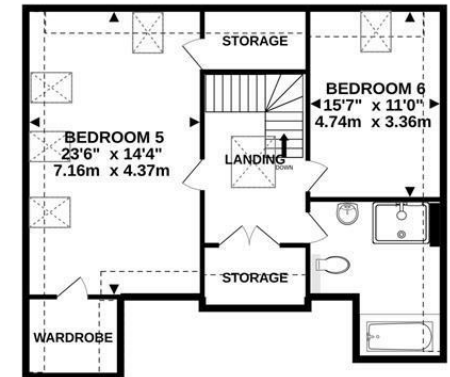
Council tax band: H



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87 90
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA : 4178 sq.ft. (388.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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12c, Woodcote Park Avenue

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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