



18 Ridge Park, Purley, CR8 3PN



Offers over £950,000

**Cromwells**  
ESTATE AGENTS



# 18 Ridge Park, Purley, CR8 3PN

Cromwells Wallington are delighted to offer this charming four bedroom detached family home, located on a sought after road in West Purley. The property benefits from a 16ft kitchen/breakfast room, a conservatory, a utility room, a downstairs WC, an en-suite bathroom, a stunning rear garden and scope to extend s.t.p

The property is an easy walk to the popular Purley Sports Club and there are several excellent schools within close proximity including the very popular Wallington Girls, Wilson's, Whitgift, John Fisher, Margaret Roper and St Davids to name just a few. Purley town centre provides a range of shops & a large supermarket, restaurants & cafes, the Purley Way is accessible with its large superstores & retail outlets and Croydon town centre offers further facilities, amenities & entertainment. Purley provides a host of recreational, transport and shopping facilities on your doorstep.

## Accommodation

Sheltered entrance, quarry tiled step, part glazed wooden front door to..

## Spacious entrance hall

Obscure windows to front aspect, picture rail, wall mounted thermostat, two double panel radiators, large downstairs storage cupboard.

## Lounge

UPVC double glaze bay window to front aspect, triple panel radiator, brick built open fireplace, fitted shelving, coved ceiling.

## Dining room

UPVC double glazed windows to side aspect and doors to rear conservatory, two double panel radiators, brick built open fireplace, coved ceiling.

## Conservatory

UPVC double glazed windows to side and rear aspects and double doors to garden, tiled flooring.

## Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with laid 1 & 1/2 bowl stainless steel sink and chrome mixer tap, space for gas range cooker, space and plumbing for dishwasher, tiled splashback, double panel radiator, Amtico flooring, UPVC double glazed window to rear aspect, larder cupboard, door to..

## Utility room

Space and plumbing for washing machine and tumble dryer, space for tall standing fridge/freezer, wall mounted heater, obscure window to rear, doors to garage and garden.

## Downstairs WC

Consisting of low level flush WC, wash hand basin with chrome taps, extractor fan.

## Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, double panel radiator, loft access with pulldown ladder, large storage cupboard, picture rail.

## Bedroom one

UPVC double glazed bay window to front aspect, double panel radiator, fitted wardrobes, large storage cupboard with feature port hole window to front, door to..

## Ensuite bathroom

Comprising panel enclosed bath with chrome mixer tap and thermostatic shower, pedestal wash hand basin with chrome taps, low-level flush WC, single panel radiator, shaver point, feature port hole window at front.

## Bedroom two

Dual aspect UPVC double glazed windows to rear aspect and side aspects with views over Purley sports club playing fields, fitted wardrobe, single panel radiator, vanity unit with wash hand basin and taps.

## Bedroom three

UPVC double glazed window to rear aspect with views over Purley sports club playing fields, fitted wardrobe and shelving, single panel radiator, coved ceiling.

## Bedroom four

Dual aspect UPVC double glazed windows to side and front aspects, fitted wardrobe and desk area, single panel radiator, coved ceiling.

## Bathroom

Consisting of tiled cubicle with Victorian style chrome mixer tap, hand attachment and shower, large wash hand basin with chrome tabs and storage cupboards below, low-level flush WC, tiled flooring, tiled walls, heated chrome towel, extractor fan, obscure UPVC double glazed window to side aspect .

## Rear garden – South West facing

## Approximately 80ft

Large paved patio area leading to lawn section with mature shrubs and flowerbeds bordering, outside tap, outside storage sheds, gated side access, wooden garden shed.

## Garage at side

Double wooden doors at front.

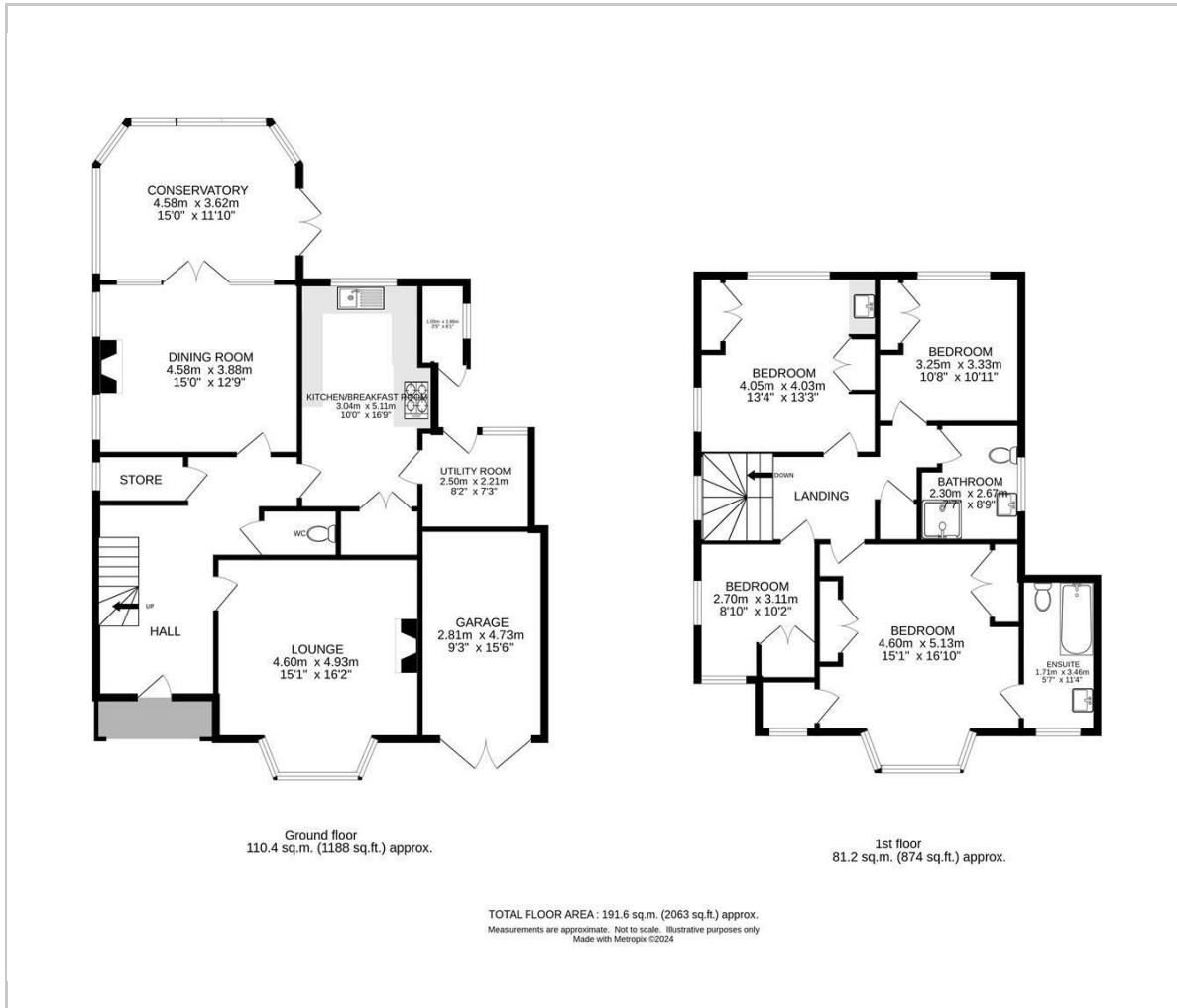




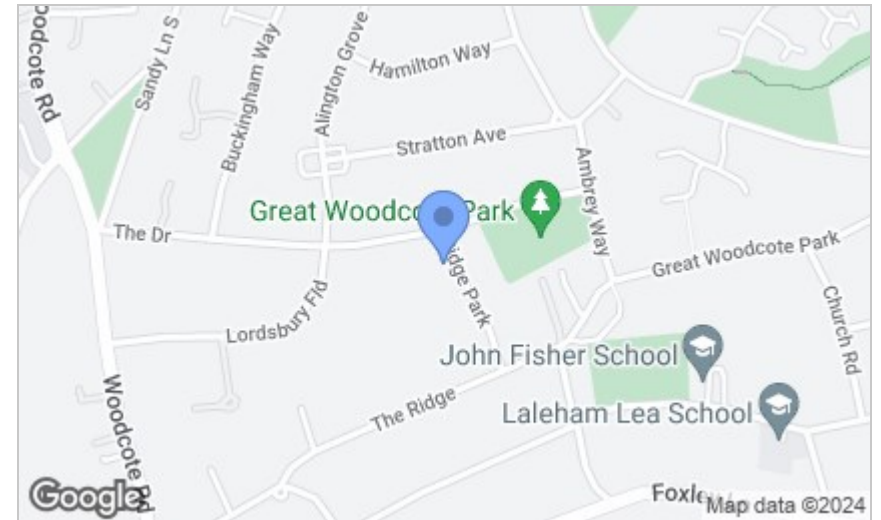




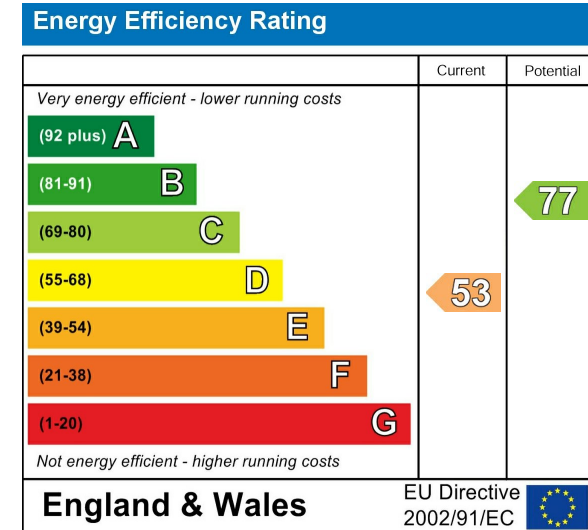
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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