



8 Purley Knoll, Purley, CR8 3AE



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Guide price £1,250,000

Cromwells
ESTATE AGENTS



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OVER 3100 sq ft A great opportunity to own this impressive seven bedroom semi detached home offering spacious and versatile accommodation across three floors, featuring seven bedrooms, three reception rooms, a kitchen/diner, utility room and six bathrooms with further WC/cloakrooms. This unique property offers the perfect opportunity for someone to tailor the space to their needs and must be viewed to appreciate the size and space it has to offer.

The property is ideally situated for those looking to be close to local excellent schools with St Davids, Laleham Lea, John Fisher, Cumnor House, Thomas Moore and Margaret Roper Primary School all within easy travelling distance. There are also excellent transport links, with local bus routes nearby and Purley mainline train station giving easy access to London and Gatwick. Purley High Street is only a short walk away, with a wide range of shops, cafes and supermarkets available.

Accommodation
Double glazed entrance porch, front door into

Entrance Hall
Radiator, wood flooring, door leading to cellar, door providing side access.

Cellar
With tiled flooring and use for storage space.

Living Room
Radiator, wood flooring, double glazed windows and French doors leading out to conservatory

Conservatory
Double glazed conservatory with wood laminate flooring and door leading out to garden

Kitchen Diining Room
Range of fitted kitchen units and drawers with laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated gas hob and extractor hood above, integrated oven, grill and microwave, space for American fridge freezer, integrated dishwasher, radiator, corner wash handbasin, tiled splashback, tiled flooring, double glazed windows to side and rear aspect, door leading to utility room.

Utility Room/Kitchenette
Range of fitted units with worksurface, inset stainless steel 1 1/2 bowl sink with chrome mixer tap, space and plumbing for washing machine, tiled splashback, tiled flooring, integrated electric hob, space for dryer and fridge, freezer, cupboard housing heating system, door providing side access, wall mounted electric heater, double glazed door to rear garden, double glazed windows to side and rear aspect.

Family Room (currently used as a bedroom)
Radiator, wood flooring, double glazed bay window to front aspect, door into

Wet Room
Wash handbasin with chrome taps, WC, thermostatic shower, tiled walls and flooring, extractor fan.

Shower Room
With walk-in shower, wash handbasin with chrome tap, heated chrome towel rail, tiled walls and flooring, extractor fan

Downstairs WC

Study/Downstairs Bedroom
Radiator, fitted carpet, double glazed window to front aspect,door into

En-suite Shower Room
Vanity wash handbasin with chrome mixer tap and storage below, WC, shower cubicle, extractor fan, tiled walls and flooring

Stairs to 1st floor hallway
Radiator, fitted carpet

Bedroom One
Radiator, fitted carpet, double glazed window to front aspect, door into en-suite WC.

En-suite WC
Wash handbasin with chrome mixer tap, WC, built-in cupboard, double glazed obscure window to rear aspect, tiled flooring

Bathroom
Panel enclosed bath with shower screen, chrome mixer tap and shower head attachment, wall mounted vanity wash handbasin with chrome mixer tap, WC, double glazed obscure window to side aspect, extractor fan, tiled walls and flooring

Bedroom Two
Radiator, fitted carpet, double glazed window and door leading out to balcony

En-suite Shower Room
Corner shower cubicle with sliding doors, thermostatic shower, pedestal wash handbasin with chrome mixer tap, WC, extractor fan, tiled walls and flooring

Bedroom Three
Radiator, built-in cupboards, fitted carpet, double glazed window to rear aspect, door into en-suite WC

En-suite WC
Wash handbasin with chrome mixer tap, WC, extractor fan and tiled flooring

Bedroom Four
Radiator, fitted carpet, wash handbasin with chrome taps, double glazed window to front aspect

Bedroom Five (currently used as a lounge)
Radiator, wood flooring, double glazed bay window to front aspect

Stairs to 2nd floor landing
Rdiator, eaves storage cupboard, 'Velux' window

Bedroom Six
Radiators, double glazed windows to front and rear aspect, built-in storage cupboard, wash handbasin with worksurface, door into

En-suite Shower Room
Shower cubicle with electric shower, WC, vanity wash handbasin with chrome mixer tap and storage below, tiled walls and flooring, extractor fan, window to side aspect

Outside

To the front
Paved driveway providing off-street parking for up to 3 vehicles

Rear Garden
Large garden with decking area, steps down to large lawn section, rear patio area, detached summer house with double glazing, shed.

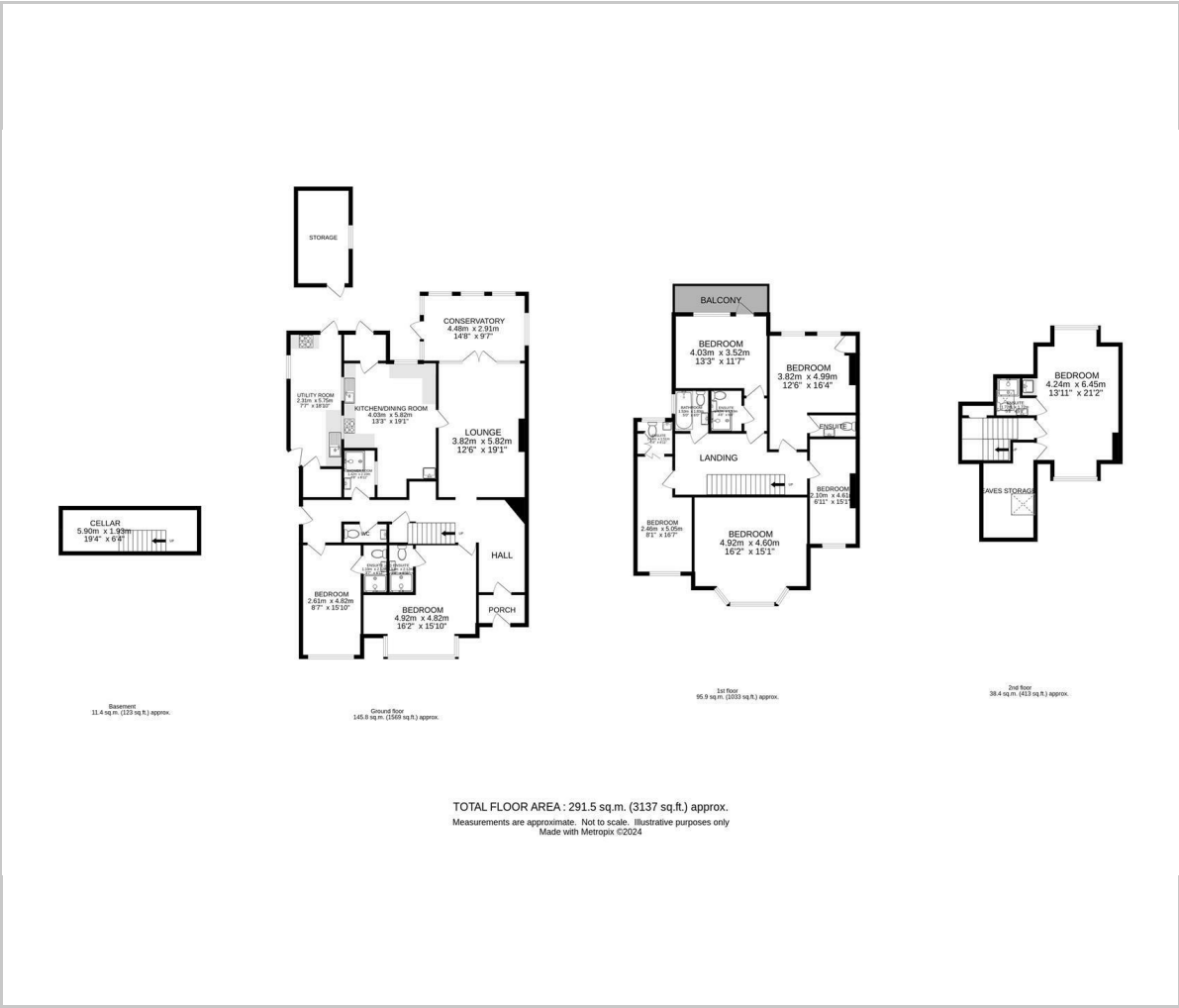








Floor Plan



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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Area Map



Energy Efficiency Graph

