



24 Great Woodcote Park, Purley, Surrey, CR8 3QR



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Offers in excess of  
£1,050,000

Cromwells  
ESTATE AGENTS



# 24 Great Woodcote Park, Purley, CR8 3QR

Situated in a sought after tree lined road within reach of many outstanding schools, Watson Homes are delighted to offer this superb four bedroom detached family home. The property offers a wealth of accommodation including a spacious open plan lounge/diner, a modern kitchen, a utility room, a downstairs WC, a luxury en-suite shower room, a stunning rear garden and ample off street parking.

The property is enviably located within walking distance (approx. 1.25m) of Purley station and the centre of Purley with its array of shops, bars, cafes and restaurants, as well as supermarkets and amenities. Numerous regular bus routes also provide convenient connections, and the area is well served by excellent local schools including Cumnor House, John Fisher, Wilsons Grammar School and Wallington High School for Girls.

Accommodation  
Sheltered entrance  
Obscure part double glazed front door to

Spacious entrance hall  
Solid oak flooring, single panel radiator, coved ceiling, wall mounted thermostat, large under stairs storage cupboard.

Study  
Large UPVC double glazed bay window to front aspect, solid oak flooring, double panel radiator, coved ceiling.

Lounge/diner  
2 UPVC double glazed windows to front aspect, 2 double panel radiators, solid oak flooring, coved ceiling, gas fireplace with solid surround, UPVC double glazed sliding door to rear aspect, archway to

Dining area  
UPVC double glazed sliding door to rear aspect, double panel radiator, solid oak flooring, coved ceiling.

Kitchen/breakfast room  
Luxury range of fitted wall units with matching cupboards and drawers below, bespoke corian worktops with inlaid sink and chrome mixer tap with water softener, inset gas hob with oven/grill below and extractor fan above, integrated dishwasher, tiled flooring, breakfast bar area, heated chrome towel rail, UPVC double glazed window to rear aspect.

Utility room  
Storage cupboards with granite effect worktop and inlaid stainless steel sink with chrome mixer tap, space for tall standing fridge freezer, space and plumbing for washing machine/tumble dryer, wall mounted boiler, tiled flooring, access to garage, UPVC double glazed window to side and door to garden.

Downstairs WC  
Consisting of low-level pushbutton flush WC, wash hand basin with chrome mixer tap, modern radiator, tiled flooring.

Stairs to 1st floor landing  
UPVC double glazed window to front aspect, double panel radiator, loft access, large storage cupboard.

Master bedroom  
2 UPVC double glazed windows to front aspect and window to rear, two double panel radiators, built-in wardrobes.

Luxury en-suite shower room  
Consisting of tiled cubicle with thermostatic shower and hand attachment with glass screen at side, wash hand

basin with chrome mixer tap, low-level pushbutton flush WC, tiled flooring, part tiled walls, extractor fan, obscure UPVC double glazed window to rear aspect.

Bedroom 2  
2 UPVC double glazed windows to rear aspect, double panel radiator, built-in wardrobe.

Bedroom 3  
2 UPVC double glazed windows to front aspect, double panel radiator, built-in wardrobe.

Bedroom 4  
UPVC double glazed window to rear aspect, single panel radiator.

Bathroom  
Comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, feature wash and basin with chrome mixer tap, low-level pushbutton flush WC, heated chrome towel rail, part tiled flooring, part tiled walls, obscure UPVC double glazed window to front aspect, extractor fan.

Rear garden - Approximately 140 FT  
Mainly laid to lawn with mature shrubs and flowerbeds bordering, paved patio area leading to side, side access, fence enclosed, outside tap, access to garage.

Garage at side  
Up/over door at front.

Front  
Hardstanding, providing off street parking for several cars with lawn and shrubs at side with hedge border.

BUYER’S INFORMATION  
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete









Ground floor  
98.4 sq.m. (1059 sq.ft.) approx.

Garage  
4.51m x 5.10m  
14'10" x 16'9"

Utility Room  
1.52m x 3.23m  
5'0" x 10'7"

Kitchen  
4.01m x 3.23m  
13'2" x 10'7"

Dining Room  
3.31m x 3.23m  
10'10" x 10'7"

Lounge  
3.61m x 7.51m  
11'10" x 24'8"

Hall

WC  
2.11m x 1.02m  
6'11" x 3'4"

Study  
2.11m x 2.99m  
6'11" x 9'10"

CUPBOARD

UP

1st floor  
83.4 sq.m. (898 sq.ft.) approx.

Bedroom  
3.21m x 7.03m  
10'6" x 23'1"

Ensuite  
3.10m x 1.92m  
10'2" x 6'4"

Bedroom  
2.58m x 3.02m  
8'5" x 9'11"

Bedroom  
3.61m x 3.02m  
11'10" x 9'11"

Bathroom  
2.11m x 2.32m  
6'11" x 7'7"

Landing

UP

WARDROBE

WARDROBE

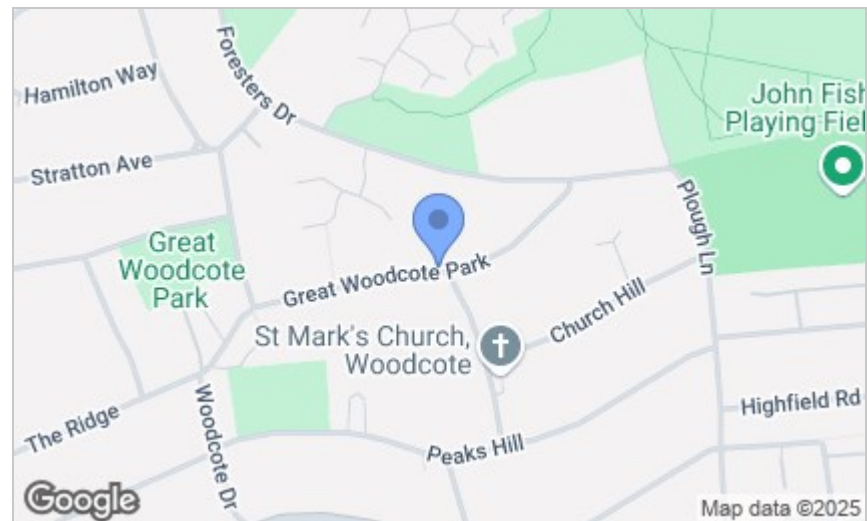
BRING CUPBOARD

TOTAL FLOOR AREA : 181.8 sq.m. (1957 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

## Area Map



| Energy Efficiency Rating                                                                                                                                                                                                                                                       |  | Current                            | Potential                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|---------------------------------------------------------------------------------------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |  | <p>62</p>                          | <p>79</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                              |  | <p>EU Directive<br/>2002/91/EC</p> |  |