



132 Woodcote Valley Road, West Purley

Offers in Excess of £1,000,000

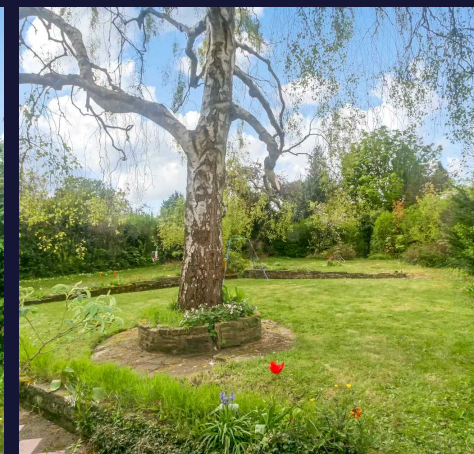
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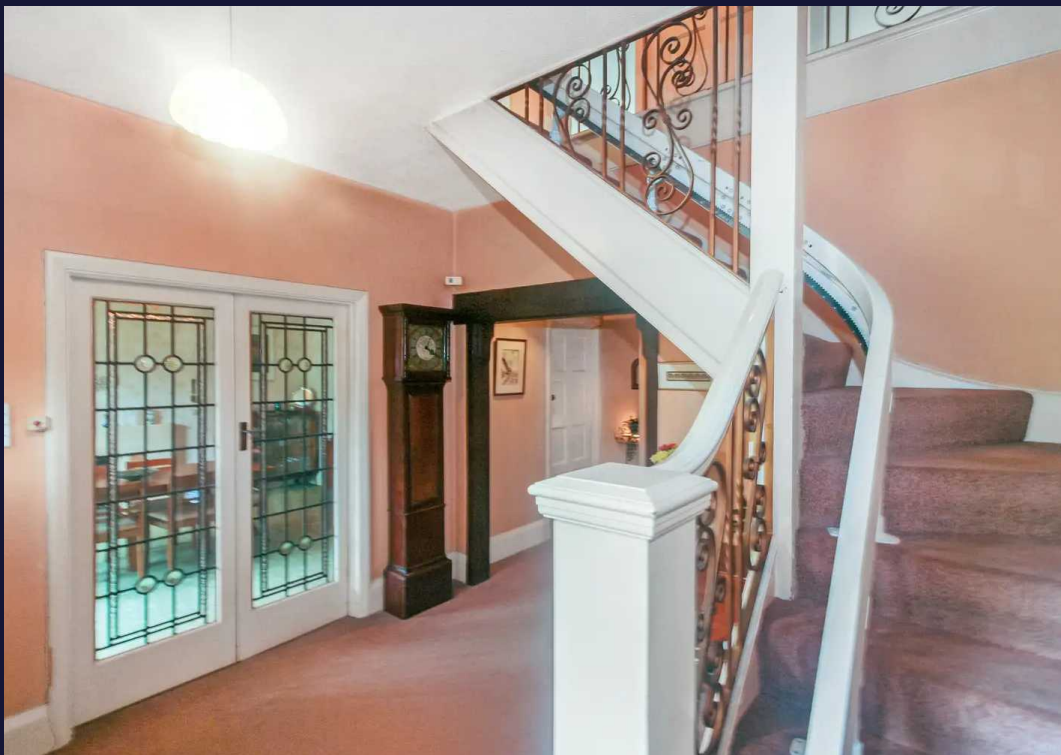
132 Woodcote Valley Road

Purley, Purley

An imposing late 1920's, five bedroom, two bath/shower room, three reception room detached family residence, requiring updating and modernisation, set well back from the road and situated centrally on a mature North West facing plot, offering extension potential to both side, rear and loft (stpp), located in a sought after road within easy reach of Woodcote school, Purley town centre and railway station. Storm porch, spacious entrance hall, ground floor shower room, living room with Inglenook style fireplace and French doors to rear terrace, double doors from hall to dining room with fireplace and bay window overlooking front garden, breakfast room with original dresser and storage cupboard overlooking rear garden, small kitchen with door to storage/utility area, third reception room/bedroom/study overlooking front garden. Stairs to first floor landing, five bedrooms, family bathroom, separate WC. Front garden with crazy paved driveway leading to attached tandem garage. Gated access to large rear garden, set out mainly in two sections.

- LATE 1920'S FIVE BEDROOM DETACHED FAMILY RESIDENCE
- TWO BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS
- SET WELL BACK FROM THE ROAD WITH A LARGE LEVEL, MATURE NW FACING GARDEN
- THE PROPERTY OFFERS EXTENSION POTENTIAL TO BOTH SIDE, REAR AND LOFT STPP
- WITHIN EASY REACH OF WOODCOTE SCHOOL AND PURLEY TOWN CENTRE & RAILWAY STATION
- TENURE - FREEHOLD
- COUNCIL TAX BAND - G





Approximate Gross Internal Area 2679 sq ft – 249 sq m
Ground Floor Area 1559 sq ft – 145 sq m
First Floor Area 1120 sq ft – 104 sq m



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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.