



3 Grassmount, Purley  
Price £780,000 Freehold

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PROPERTY AGENTS



# 3 Grassmount

## Purley

An attractive, four bedroom, two reception room, detached family residence, offering extension potential to both sides and rear, subject to planning permission. The property is located in a sought after cul-de-sac location, surrounded by it's own level gardens to all sides with plenty of private off street parking. Situated within easy walking distance of Wallington school for girls, John Fisher school and Purley sports club. Entrance hall, WC, double aspect living room with fireplace and French doors to rear garden, dining room overlooking rear garden, double aspect kitchen with side door to rear garden. Stairs to first floor landing, four double bedrooms, family bathroom. Front garden, mainly laid to lawn with driveway leading to double garage. Wide West facing rear garden offering a good level of privacy and seclusion.

- FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- DRIVEWAY & DOUBLE GARAGE
- WALKING DISTANCE OF WALLINGTON SCHOOL FOR GIRLS, JOHN FISHER SCHOOL & PURLEY SPORTS CLUB
- EXTENSION POTENTIAL TO BOTH SIDES AND REAR STPP
- LEVEL GARDENS SURROUND THE PROPERTY TO ALL SIDES
- EPC - D
- COUNCIL TAX - F

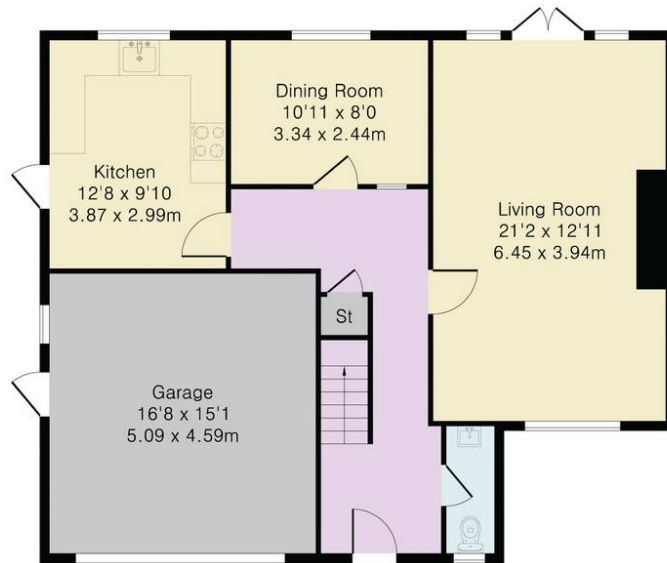




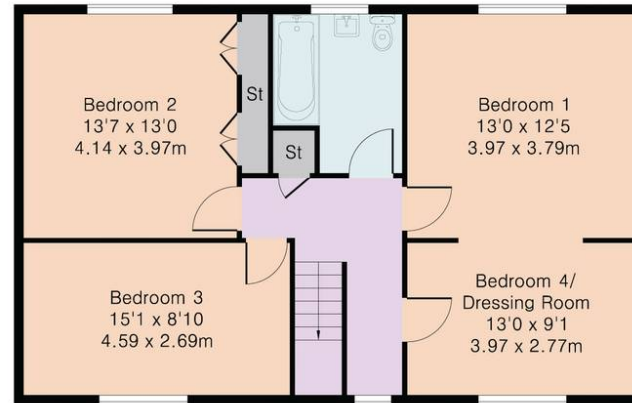




Approximate Gross Internal Area 1630 sq ft – 151 sq m  
Ground Floor Area 906 sq ft – 84 sq m  
First Floor Area 724 sq ft – 67 sq m



Ground Floor



First Floor

## ShineRocks Estate Agents

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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.