



6A Verulam Avenue, Woodcote Estate, Purley

Offers in Excess of £1,500,000 Freehold

ShineRocks
PROPERTY AGENTS

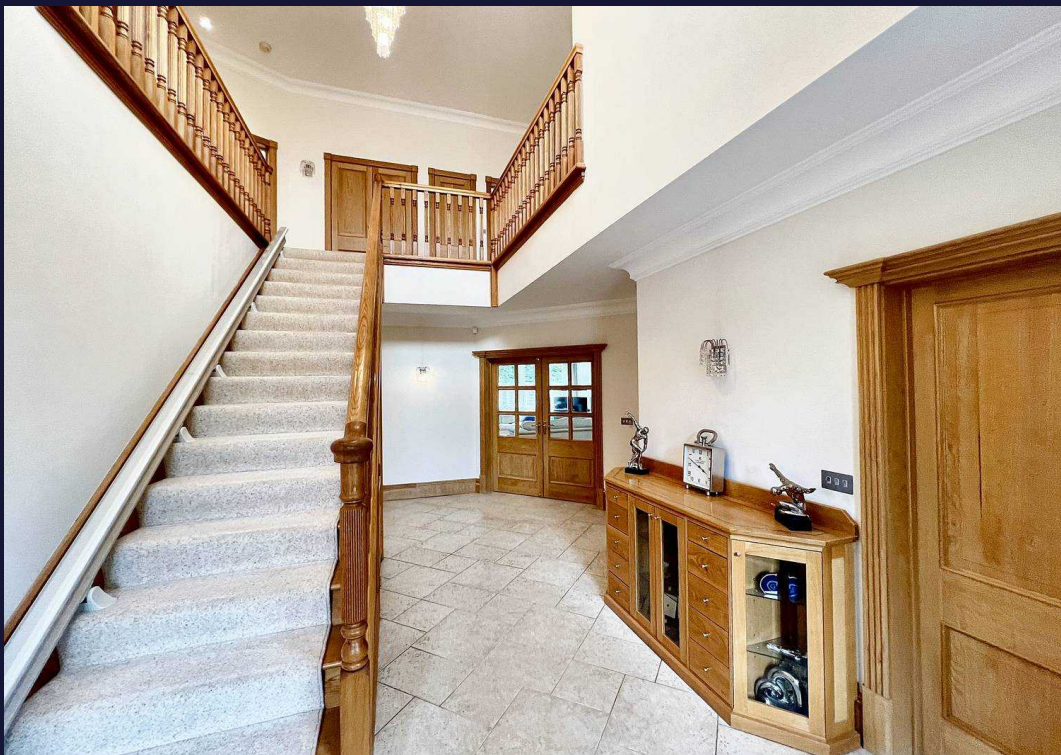
6A Verulam Avenue

Purley, Purley

An impressive, four/five double bedroom, four bath/shower room, two reception room, detached family residence, built just over 10 years ago with under floor heating throughout. The property is approached via a pillared entrance with electronic gates, leading to the block paved driveway and large integral double garage. Covered porch, reception hall with double height ceiling and wide staircase rising to fully galleried landing, WC, fully fitted study with bay window overlooking front garden, French doors to large double aspect living/dining room with fireplace and two sets of French doors to rear paved terrace, double aspect fully fitted kitchen/family room with large bay window and French doors leading to paved rear terrace, separate utility room with door to side access. Spacious galleried landing, principal bedroom with en suite bathroom and fully fitted dressing room (the dressing room would convert to bedroom 5 if required), three further double bedrooms, two en suite shower rooms, family bathroom. South West facing rear garden, mainly laid to lawn. NO ONWARD CHAIN.

- DETACHED FOUR/FIVE BEDROOM HOUSE, BUILT JUST OVER 10 YEARS AGO WITH UNDER FLOOR HEATING THROUGHOUT
- FOUR BATH/SHOWER ROOMS
- TWO RECEPTION ROOMS + 35' KITCHEN/FAMILY ROOM
- GATED ACCESS TO SECLUDED FRONT GARDEN WITH BLOCK PAVED DRIVEWAY AND INTEGRAL DOUBLE GARAGE
- LEVEL SOUTH WEST FACING REAR GARDEN
- WALKING DISTANCE OF WOODCOTE PARK GOLF CLUB, WOODCOTE SCHOOLS AND THE LORD ROBERTS ON THE GREEN
- COUNCIL TAX H - EPC - C

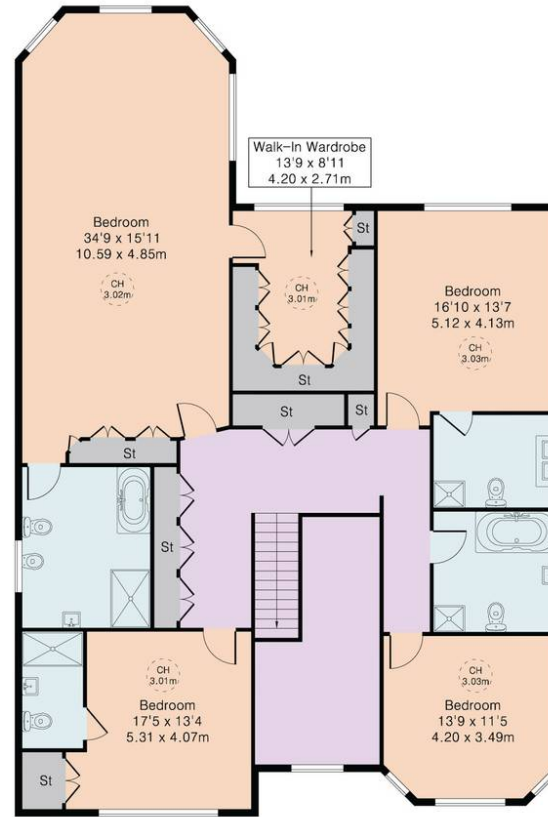




Approximate Gross Internal Area 3952 sq ft – 368 sq m
 Ground Floor Area 1976 sq ft – 184 sq m
 First Floor Area 1976 sq ft – 184 sq m



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.