



103 Purley Downs Road, Sanderstead, South Croydon

Price £1,850,000 Freehold

**ShineRocks**  
PROPERTY AGENTS

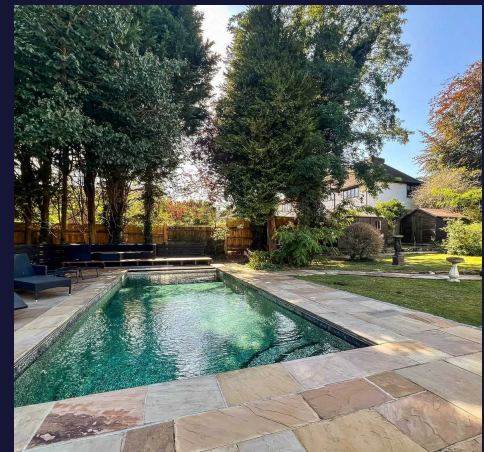
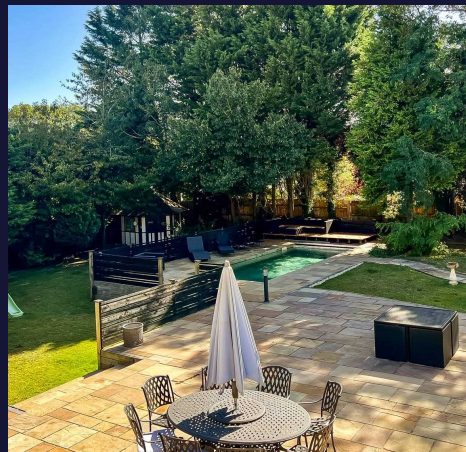


# 103 Purley Downs Road

Sanderstead, South Croydon

A simply stunning, 1920's four/five bedroom, four bath/shower room, four/five reception room, detached family residence with self contained two bedroom guest apartment/annex, offering approaching 6,000 sq ft of living accommodation, with sweeping in and out driveway leading to integral double garage, situated in secluded grounds directly opposite Purley Downs golf course. Entrance porch, reception hall, WC, double aspect family/cinema room, quadruple aspect games room/gym, dining/sitting room, fully fitted 31' kitchen/breakfast room with roof lantern and bi-fold doors to rear terrace, separate utility room, pantry, second WC, 42' double aspect living room with bar at one end, laundry room. Stairs to first floor galleried landing, principal bedroom, large en suite bathroom, bedroom two with en suite and dressing room, bedroom three with en suite shower room. The annex/guest apartment is independently accessed from the side of the house and also from the main living room: Hall, stairs to first floor kitchenette and study area, bedroom four with dressing room and bedroom five, bathroom with separate bath and shower. Secluded rear garden with large paved terrace, BBQ area, swimming pool.

- STUNNING FOUR/FIVE BEDROOM DETACHED FAMILY RESIDENCE WITH SELF CONTAINED ANNEX, APPROX 6,000 SQ FT
- FOUR BATH/SHOWER ROOMS
- FOUR/FIVE RECEPTION ROOMS + 31' X 22'8 KITCHEN/BREAKFAST ROOM
- GATED IN & OUT BLOCK PAVED DRIVEWAY LEADING TO INTEGRAL DOUBLE GARAGE
- OPPOSITE PURLEY DOWNS GOLF COURSE, WITHIN EASY REACH OF BOTH PURLEY AND SANDERSTEAD
- EPC - D - COUNCIL TAX BAND - H



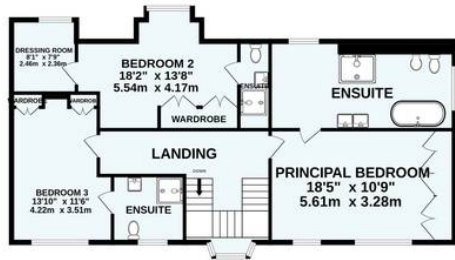
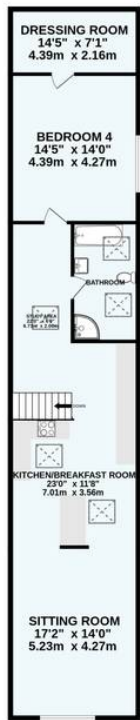
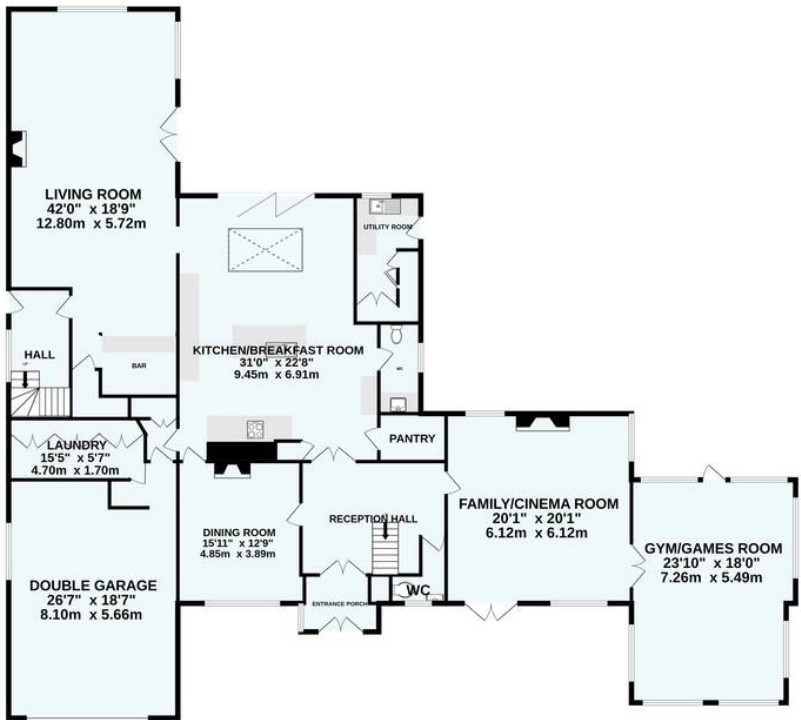






**GROUND FLOOR**  
3680 sq.ft. (341.9 sq.m.) approx.

**1ST FLOOR**  
2174 sq.ft. (202.0 sq.m.) approx.



TOTAL FLOOR AREA : 5800sq.ft. (538.8 sq.m.) approx.  
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# 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.