



52 Plough Lane, Purley  
PRICE £850,000 FREEHOLD

ShineRocks  
PROPERTY AGENTS



# 52 Plough Lane

## Purley

A beautifully presented and imposing, Webb built, 1920's four bedroom, two reception room, semi detached family residence, offering further extension potential to both side, rear and loft, subject to planning permission. Approached via a sweeping in and out block paved driveway with off street parking for several cars. Located within walking distance of John Fisher school, Purley town centre and railway station. Open porch, entrance hall, double aspect kitchen/breakfast room, WC, double aspect dining room with Inglenook style fireplace and bay window overlooking front garden, double aspect living room with fireplace and French doors to covered loggia and large paved rear terrace.

Stairs to first floor landing, double aspect principal bedroom with fireplace, three further bedrooms, family bathroom. The garage has been converted to a large utility and store room.

Lovely mature level rear garden.

- IMPRESSIVE 1920'S FOUR BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- FURTHER EXTENSION POTENTIAL TO SIDE, REAR & LOFT STPP
- SWEEPING IN/OUT BLOCK PAVED DRIVEWAY
- LOVELY LEVEL REAR GARDEN WITH LARGE PAVED TERRACE
- WALKING DISTANCE OF GOOD SCHOOLS, PURLEY TOWN CENTRE & RAILWAY STATION
- COUNCIL TAX BAND - F
- EPC - D





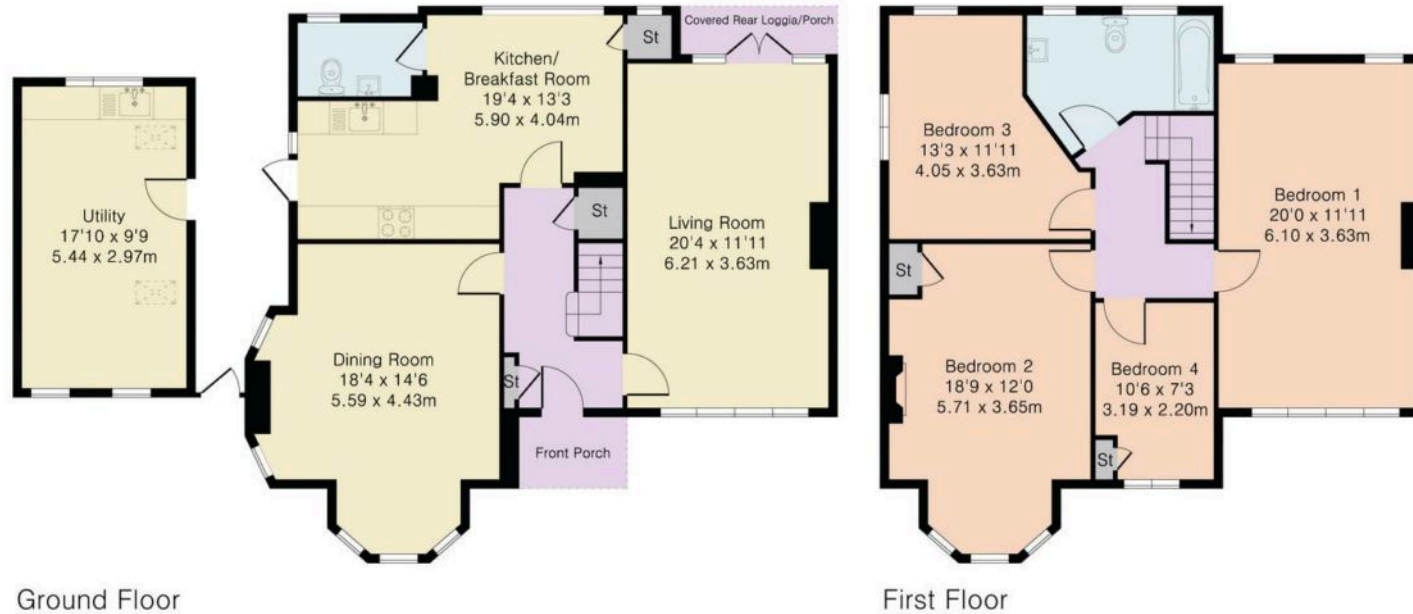




## Approximate Gross Internal Area 1779 sq ft - 166 sq m

Ground Floor Area 974 sq ft – 91 sq m

First Floor Area 805 sq ft – 75 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.