



15 Hillcroft Avenue, Woodcote Estate, Purley
Offers in Excess of £1,400,000 Freehold

ShineRocks
PROPERTY AGENTS

15 Hillcroft Avenue

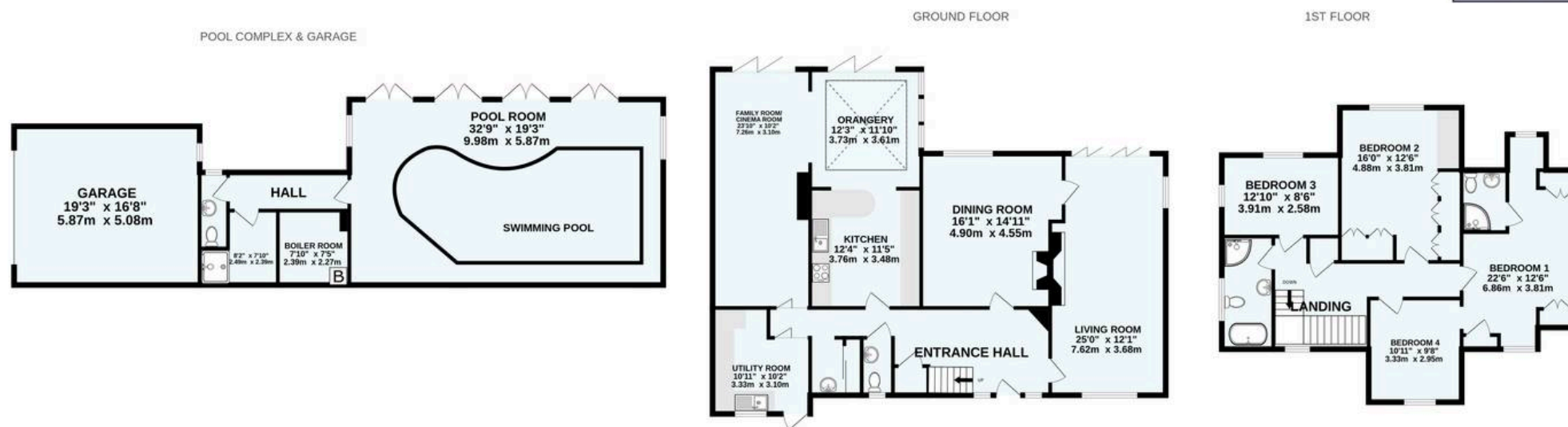
Woodcote Estate, Purley

A truly lovely, four bedroom, three bath/shower room, four reception room, detached family home with detached double garage and indoor pool complex, offering exceptional ground floor annex potential if required. Situated on a beautiful, secluded South facing plot, on the much sought after Woodcote Estate, within walking distance of Woodcote Park golf club, Woodcote schools and The Lord Roberts on the Green. Impressive brick built, arched storm porch, entrance hall, WC, cloakroom, double aspect panelled living room with fireplace and bi-fold doors to rear terrace, dining room with fireplace overlooking rear garden, fully fitted kitchen, separate utility room with door to front garden, double aspect Orangery with bi-fold doors to rear terrace, 23'10 family/cinema room with bi-fold doors to rear terrace. Stairs to first floor landing, principal bedroom with fitted wardrobes and en suite shower room, three further bedrooms, family bathroom with bath and walk in shower. Totally separate to the main house, there is a detached 1,150 sq ft building, with double garage and indoor swimming pool complex, with WC, changing room with shower, boiler room.

- BEAUTIFUL FOUR BEDROOM, WOODCOTE ESTATE, FAMILY HOME WITH GROUND FLOOR ANNEX POTENTIAL STPP
- THREE BATH/SHOWER ROOMS
- FOUR RECEPTION ROOMS
- APPROX 1,150 SQ FT DETACHED DOUBLE GARAGE & INDOOR POOL COMPLEX
- A COUNTRY HOUSE IN PURLEY, OFFERING FURTHER EXTENSION POTENTIAL STPP, WITH BEAUTIFUL GATED, SOUTH FACING SECLUDED PLOT
- EPC - D, COUNCIL TAX BAND - H







TOTAL FLOOR AREA : 3518sq.ft. (326.8 sq.m.) approx.

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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.