



50 Woodcrest Road, Purley  
PRICE £950,000 FREEHOLD

ShineRocks  
PROPERTY AGENTS

# 50 Woodcrest Road

## Purley

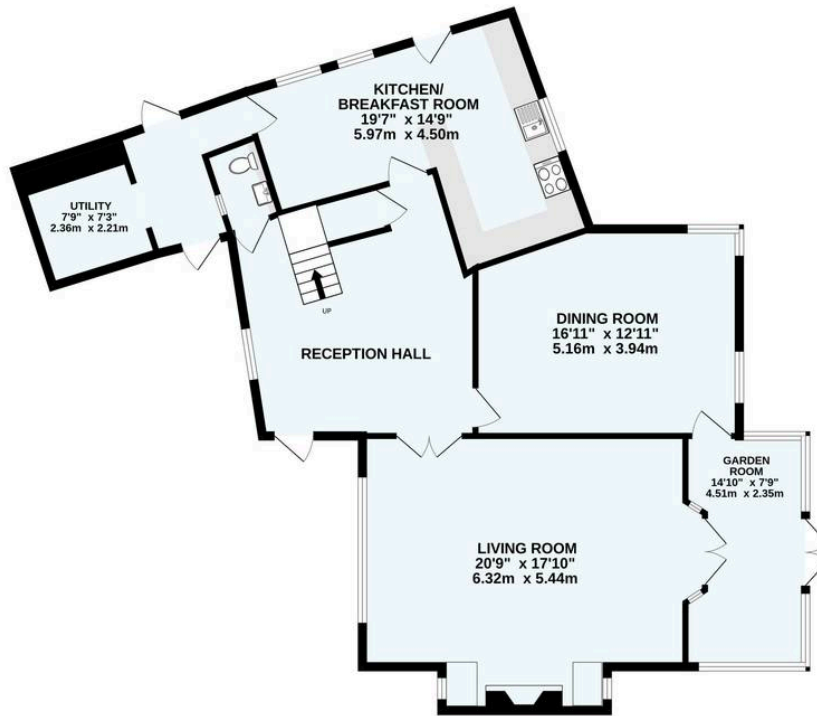
An extremely attractive 1920's, four double bedroom, two bath/shower room, two/three reception room, detached family residence, situated in a premier West Purley road, within walking distance of Purley town centre and railway station. Private driveway leading to integral garage, with direct access to first floor. Steps from road level, to pretty paved terrace area, large storm porch and impressive original Oak front door. Reception hall, WC, double aspect kitchen/breakfast room with side door to rear garden, separate utility room, double aspect dining room with door to garden room, triple aspect living room with Inglenook style fireplace and French doors to garden room, garden room with French doors to large rear terrace. Stairs to first floor landing, door to integral garage offering potential to convert to fifth bedroom or home office, principal bedroom with fitted wardrobes and en suite shower room, three further double bedrooms, family bathroom. Front garden with a good variety of shrubs and plants, area of lawn, gated access to rear garden. Large mature SE facing rear garden on three levels.

- FOUR DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- TWO/THREE RECEPTION ROOMS
- DRIVEWAY & GARAGE WITH DIRECT ACCESS TO FIRST FLOOR
- MATURE SE FACING REAR GARDEN WITH LARGE TERRACE AND FAR REACHING VIEWS
- EASY REACH OF STATE AND PRIVATE SCHOOLS, PURLEY TOWN CENTRE AND RAILWAY STATION
- COUNCIL TAX BAND - G
- EPC - E

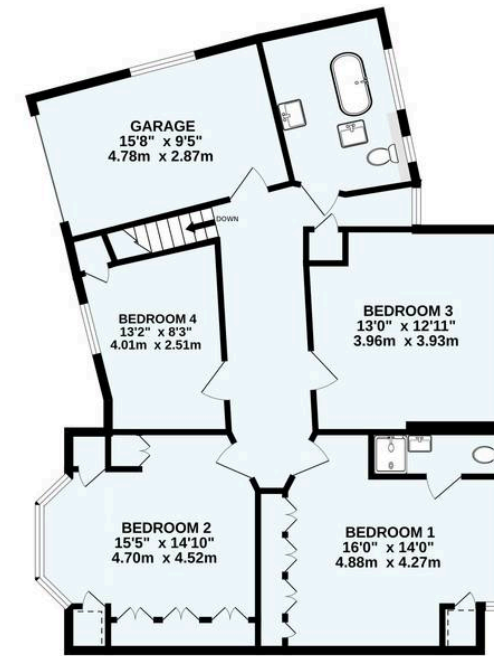




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2445sq.ft. (227.1 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.