



41 Peaks Hill, Purley
Offers In Excess of £1,100,000

ShineRocks
PROPERTY AGENTS

41 Peaks Hill

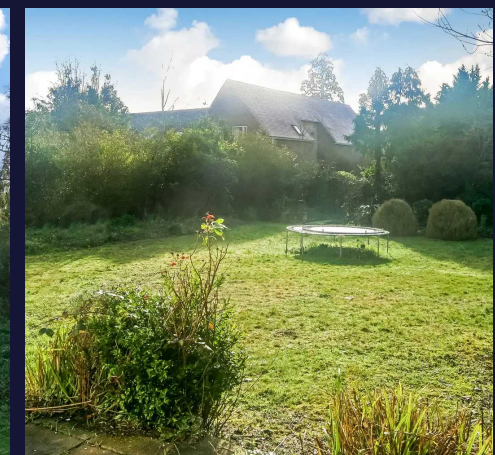
Purley, Purley

An imposing, double fronted, six bedroom, three bath/shower room, three reception room, detached family residence located in a sought after premier road, now requiring some updating, while offering extension potential to both side and rear, subject to planning permission. Storm porch, entrance hall, down stairs shower room, living room with square bay window and fireplace, French doors to double aspect garden room, sitting room with square bay window, kitchen overlooking rear garden open plan to breakfast room, separate utility room with door to rear patio. Stairs to first floor landing, double aspect principal bedroom with en suite shower room, four further bedrooms, family bathroom. Stairs to second floor landing, bedroom six with access to eaves storage, study. Front garden with crazy paved driveway leading to detached single garage, mainly laid to lawn. South facing rear garden, accessed via the utility room and garden room, crazy paved patio leading to large level lawn.

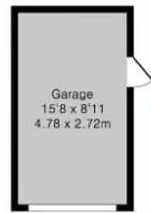
Council Tax band: G

Tenure: Freehold

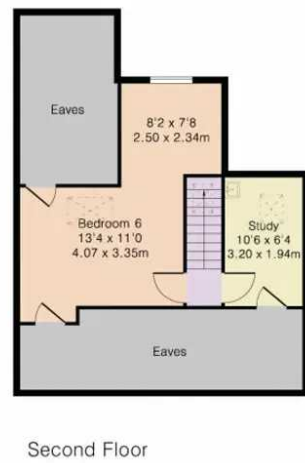
- SIX BEDROOM DETACHED HOUSE WITH EXTENSION POTENTIAL STPP
- THREE BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS
- LEVEL PLOT WITH CRAZY PAVED DRIVEWAY AND LARGE SOUTH FACING REAR GARDEN
- PREMIER ROAD WITHIN WALKING DISTANCE OF GOOD SCHOOLS, PURLEY TOWN CENTRE & RAILWAY STATION
- EPC - D







Approximate Gross Internal Area 2670 sq ft – 248 sq m
 Ground Floor Area 1226 sq ft – 114 sq m
 First Floor Area 999 sq ft – 93 sq m
 Second Floor Area 305 sq ft – 28 sq m
 Garage Area 140 sq ft – 13 sq m



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.