



24 Great Woodcote Park, Purley, Surrey, CR8 3QR



Guide price £1,150,000

WH WATSON HOMES
Estate Agents

24 Great Woodcote Park

Purley, CR8 3QR

Situated in a sought after tree lined road within reach of many outstanding schools, Watson Homes are delighted to offer this superb four bedroom detached family home. The property offers a wealth of accommodation including a spacious open plan lounge/diner, a modern kitchen, a utility room, a downstairs WC, a luxury en-suite shower room, a stunning rear garden and ample off street parking.

The property is enviably located within walking distance (approx. 1.25m) of Purley station and the centre of Purley with its array of shops, bars, cafes and restaurants, as well as supermarkets and amenities. Numerous regular bus routes also provide convenient connections, and the area is well served by excellent local schools including Cumnor House, John Fisher, Wilsons Grammar School and Wallington High School for Girls.



Accommodation

Sheltered entrance
Obscure part double glazed front door to

Spacious entrance hall
Solid oak flooring, single panel radiator, coved ceiling, wall mounted thermostat, large under stairs storage cupboard.

Study
Large UPVC double glazed bay window to front aspect, solid oak flooring, double panel radiator, coved ceiling.

Lounge/diner
2 UPVC double glazed windows to front aspect, 2 double panel radiators, solid oak flooring, coved ceiling, gas fireplace with solid surround, UPVC double glazed sliding door to rear aspect, archway to

Dining area
UPVC double glazed sliding door to rear aspect, double panel radiator, solid oak flooring, coved ceiling.

Kitchen/breakfast room
Luxury range of fitted wall units with matching cupboards and drawers below, bespoke corian worktops with inlaid sink and chrome mixer tap with water softener, inset gas hob with oven/grill below and extractor fan above, integrated dishwasher, tiled flooring, breakfast bar area, heated chrome towel rail, UPVC double glazed window to





rear aspect.

Utility room

Storage cupboards with granite effect worktop and inlaid stainless steel sink with chrome mixer tap, space for tall standing fridge freezer, space and plumbing for washing machine/tumble dryer, wall mounted boiler, tiled flooring, access to garage, UPVC double glazed window to side and door to garden.

Downstairs WC

Consisting of low-level pushbutton flush WC, wash hand basin with chrome mixer tap, modern radiator, tiled flooring.

Stairs to 1st floor landing

UPVC double glazed window to front aspect, double panel radiator, loft access, large storage cupboard.

Master bedroom

2 UPVC double glazed windows to front aspect and window to rear, two double panel radiators, built-in wardrobes.

Luxury en-suite shower room

Consisting of tiled cubicle with thermostatic shower and hand attachment with glass screen at side, wash hand basin with chrome mixer tap, low-level pushbutton flush WC, tiled flooring, part tiled walls, extractor fan, obscure UPVC double glazed window to rear aspect.

Bedroom 2

2 UPVC double glazed windows to rear aspect, double panel radiator, built-in wardrobe.

Bedroom 3

2 UPVC double glazed windows to front aspect, double panel radiator, built-in wardrobe.

Bedroom 4

UPVC double glazed window to rear aspect, single panel radiator.

Bathroom

Comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, feature wash and basin with chrome mixer tap, low-level pushbutton flush WC, heated chrome towel rail, part tiled flooring, part tiled walls, obscure UPVC double glazed window to front aspect, extractor fan.

Rear garden - Approximately 140 FT

Mainly laid to lawn with mature shrubs and flowerbeds bordering, paved patio area leading to side, side access, fence enclosed, outside tap, access to garage.

Garage at side

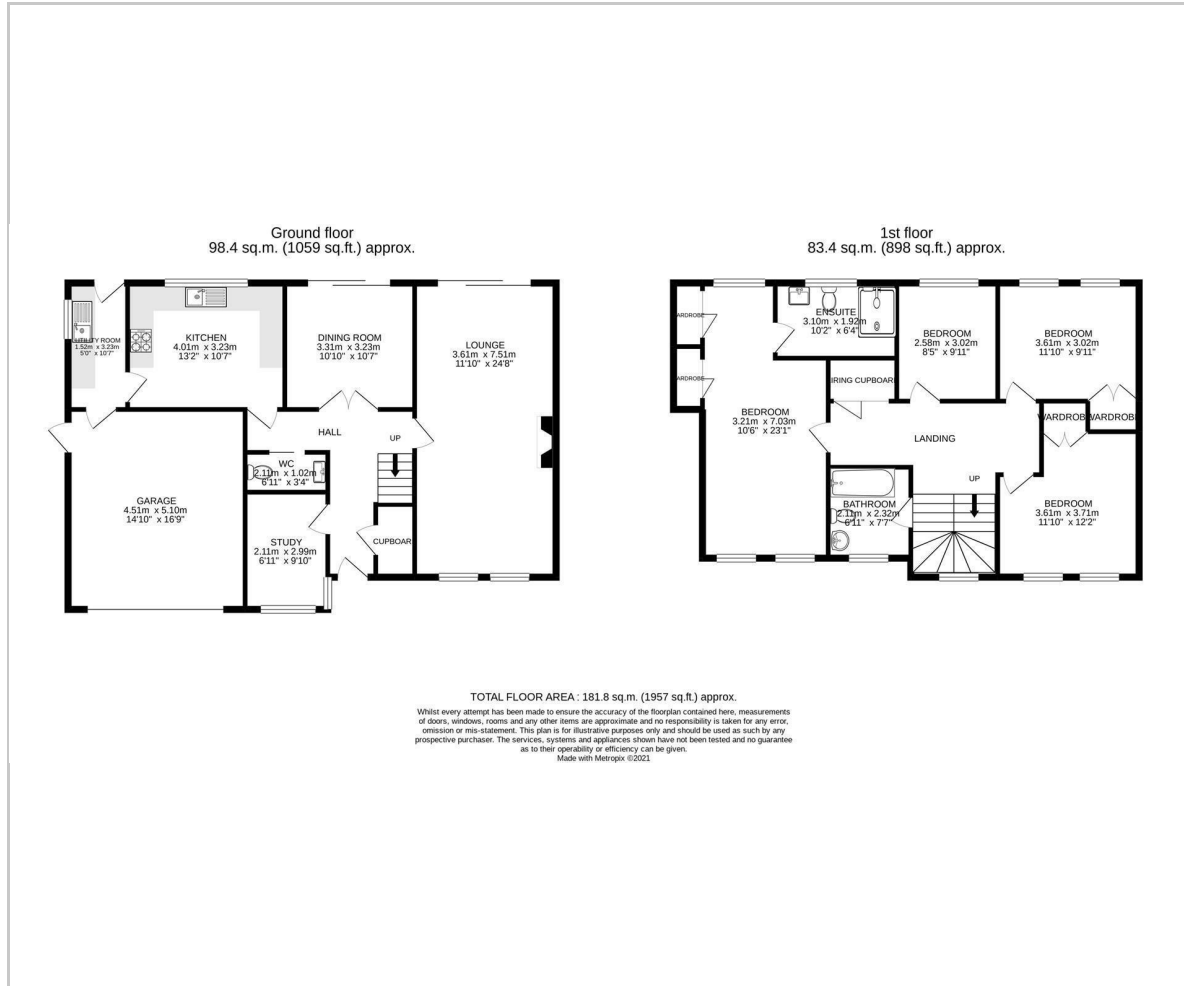
Up/over door at front.

Front

Hardstanding, providing off street parking for several cars with lawn and shrubs at side with hedge border.



Floor Plan



Viewing

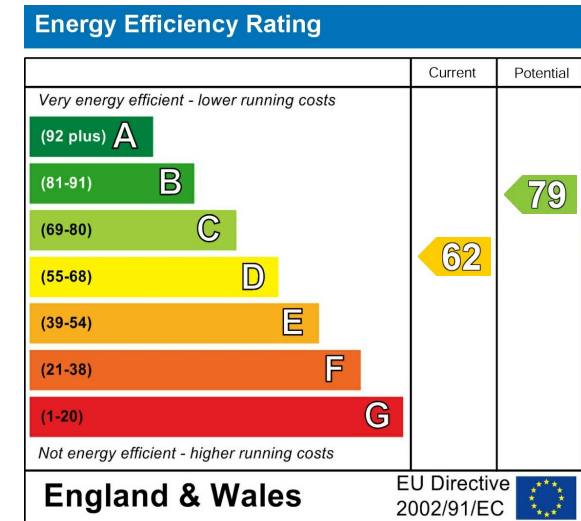
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



58 Banstead Road, Surrey, SM5 3NL

Email: email@watsonhomesproperty.com Tel: 020 4537 3222

www.watsonhomesproperty.com

WH WATSON HOMES
Estate Agents