



*Mc.* MONOCHROME | HOMES

Woodcote Grove Road, Coulsdon, CR5 2AN  
**Offers in the region of**  
£1,000,000



# PROPERTY SUMMARY

## OVERVIEW

Exclusive To Monochrome Homes -A stunning six-bedroom detached home in Purley's exclusive Woodcote area, combining luxury, space, and family comfort on a generous plot.

**ACCOMODATION**  
This exceptional six-bedroom detached residence offers off-street parking, a garage, and a beautiful landscaped garden, superbly positioned within one of Purley's most desirable residential areas. The home combines generous living space with luxury finishes and an elegant design — the perfect blend of comfort, style, and convenience for modern family life.

The property features three bright and spacious reception rooms, a sun-filled conservatory with garden views, a well-equipped kitchen/dining area with separate utility room, two bath/shower rooms (including one en suite), a guest WC, gas central heating, double glazing, and high-quality floor finishes throughout.

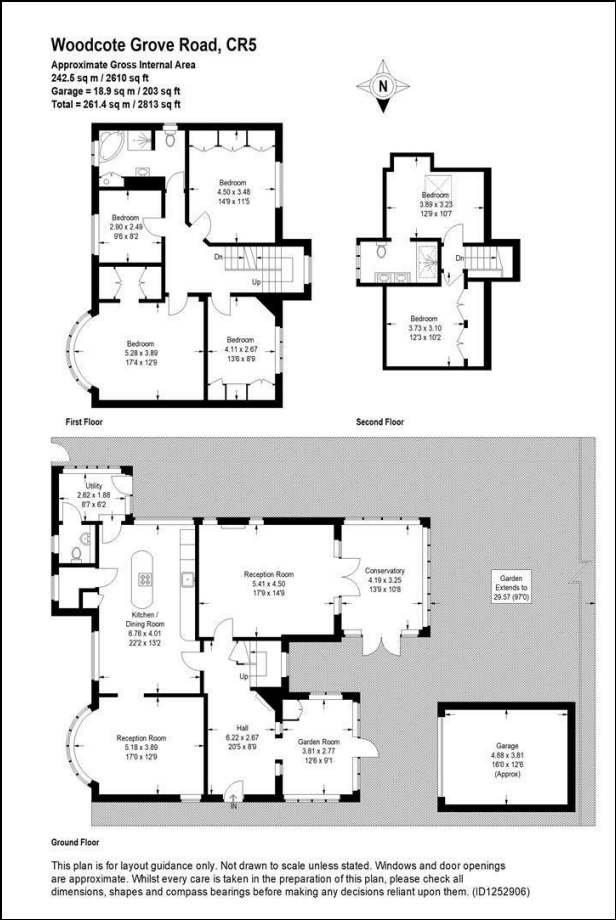
Externally, the rear garden provides the ideal space for outdoor entertaining, mainly laid to lawn with a patio area adjoining the house and beautifully mature borders filled with shrubs, trees, and seasonal flowers.

Accommodation comprises a welcoming entrance hall leading to three versatile reception rooms, each with dual aspect windows providing superb natural light. The principal reception room opens into the conservatory, creating a wonderful space for relaxing or entertaining.

The kitchen/diner is fitted with an extensive range of wall and base units, sleek work surfaces, and a central island. It also includes an inset sink, induction hob with integrated extractor, built-in oven, and further integrated appliances, with access to the utility room and guest WC.

On the first floor, there are four generously sized bedrooms, including a luxurious principal suite with a dedicated dressing area, along with a family bathroom featuring a corner bath and separate shower. The second floor offers two additional double bedrooms, one benefitting from an en suite shower room, making it ideal for guests or older children.

This remarkable property offers the space, style, and setting to match any modern family's needs — a truly impressive home in one of Purley's premier locations.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		