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ESTATE AGENTS



54 Great Woodcote Park, Purley, CR8 3QR

£1,100,000

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# 54 Great Woodcote Park

## Purley, CR8 3QR

Marriott Vernon are delighted to welcome to the market for the first time in over 50 years this substantial four bedroom double fronted detached family residence, superbly situated in a prestigious road in West Purley.

Situated within easy reach of Purley town centre, transport links and excellent local schools, the property offers bright and spacious accommodation arranged over two floors. Whilst being well maintained, the property is in dated condition and would now benefit from modernisation throughout, with yet more scope to extend to the side and rear, subject to the necessary planning consents. Features include three reception rooms and further sun lounge, first floor shower room and ground floor WC, gas central heating, garage, off street parking, beautiful mature garden spanning c. 50'x180' and no onward chain.

Accommodation comprises a spacious entrance hall with access to guest WC, leading into the double length reception room with front aspect bay and access through to a rear sun lounge with views over the garden. To the other side of the hallway, a generous dining room, also with bay window, provides further family living space. To the rear of the property, a sunny breakfast room leads through to the kitchen, with range units. To the first floor, there are four well proportioned double bedrooms - with bay windows to the two front aspect rooms - plus a family bathroom, currently laid out with shower suite and adjacent separate WC.

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, Thomas Moore and John Fisher - with the rear entrance to John Fisher just 100m from the property itself.

Viewings are highly recommended.



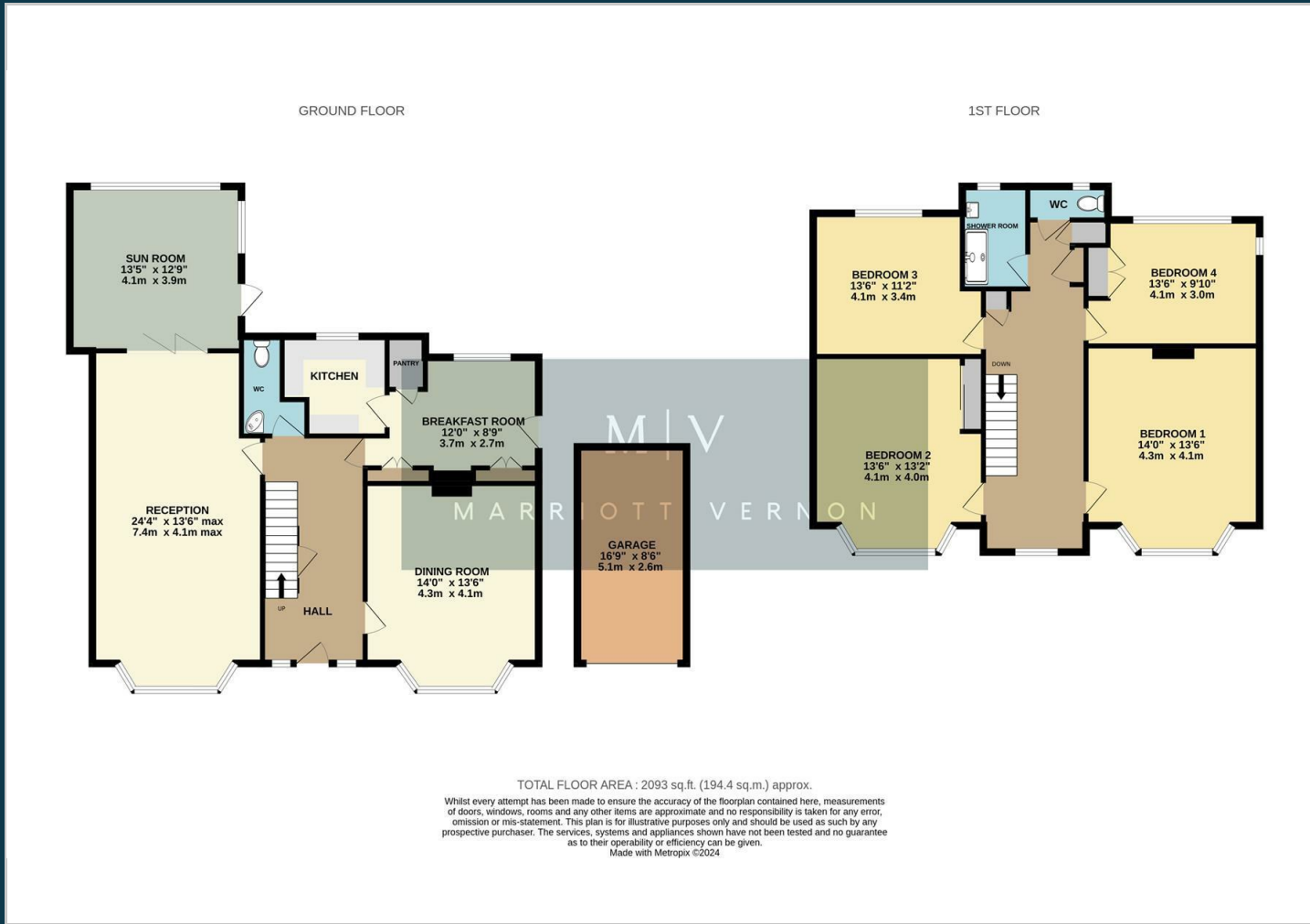




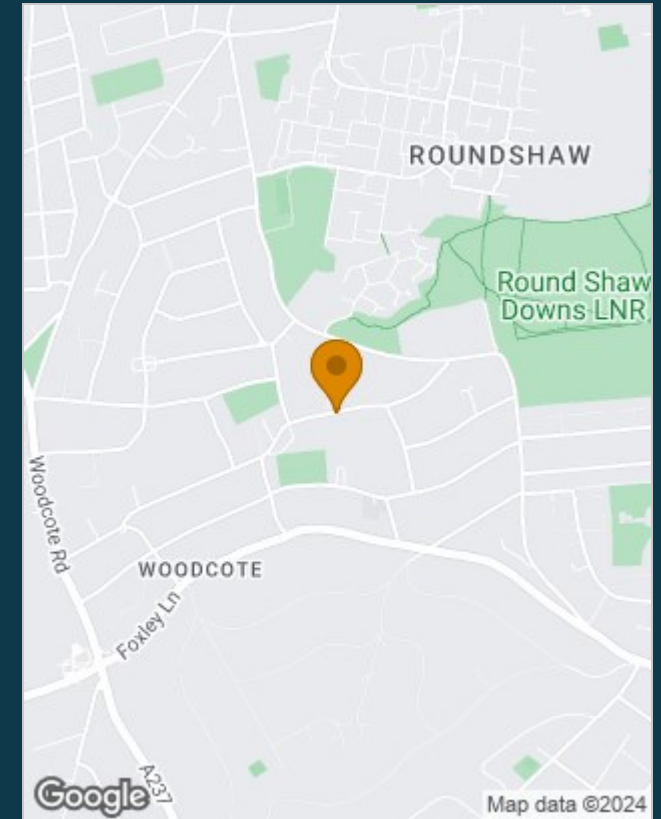
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## Floor Plans



## Location Map



## Viewing

Please contact our **Marriott Vernon Estate Agents Office** on **0208 657 7778** if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.