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MARRIOTT VERNON

ESTATE AGENTS



6 Hildeane Road, Purley, CR8 2JW

Offers in excess of £900,000





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## 6 Hilldeane Road Purley, CR8 2JW

Marriott Vernon present to the market this beautiful, contemporary detached house spanning circa 1,712ft<sup>2</sup> inc. garage, situated in a sought after cul de sac located on the westside of Purley.

Nestled away in the corner of a road which boasts just four homes, the property offers a sense of serenity and exclusivity, offering bountiful green space to the rear, a vast private driveway (with capacity to accommodate up to ten cars) and a generously proportioned detached double garage. Properties in the road are rarely available, with the current owners having resided at the property since it was built in 1998.

The ground floor offers an entrance hallway, study/office (ideal for those with hybrid working arrangements), a cloakroom, snug/dining room, well presented kitchen and a delightful living room with a sliding patio door leading into a spacious conservatory (erected in 2006). The ultra-durable, luxury vinyl Karndeian flooring is found throughout. To the first floor are two double bedrooms and two single bedrooms with fitted furnishings along with a tiled en-suite to the master bedroom and a family bathroom. The generous plot presents an option to extend the existing footprint of the dwelling (subject to the usual consent).

Breath taking views can be enjoyed from the conservatory, all major landmarks in central London can be viewed to the north east and offers a wonderful vantage point for New Year's festivities.

Located a mere seven miles away from the M23 and M25 motorways as well as being on the doorstep of The John Fisher School (secondary), Margaret Roper RC (primary) and a host of reputable schools in both the private and public sectors. There is not much that this home can't offer. Regular train services run from Purley Station with access to London Bridge in circa 30 minutes.

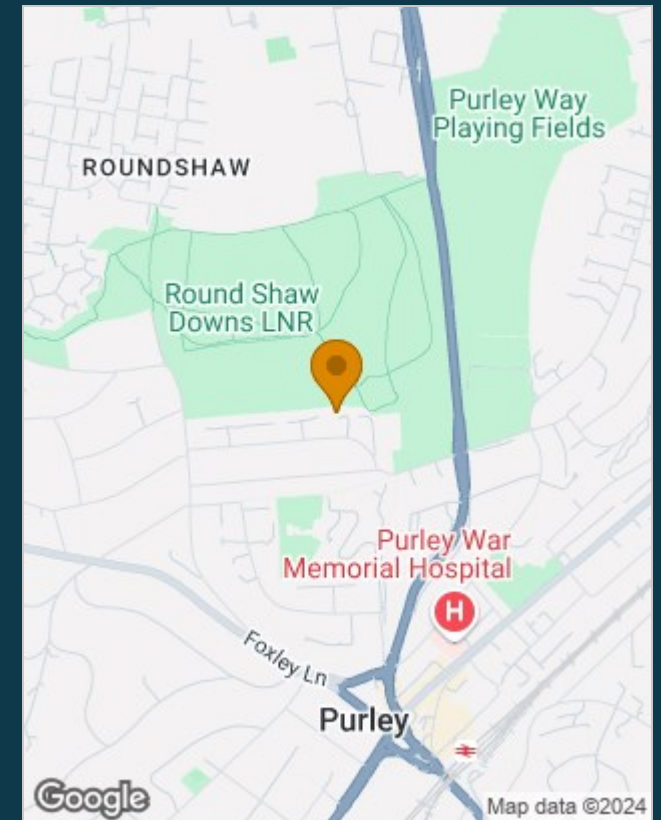
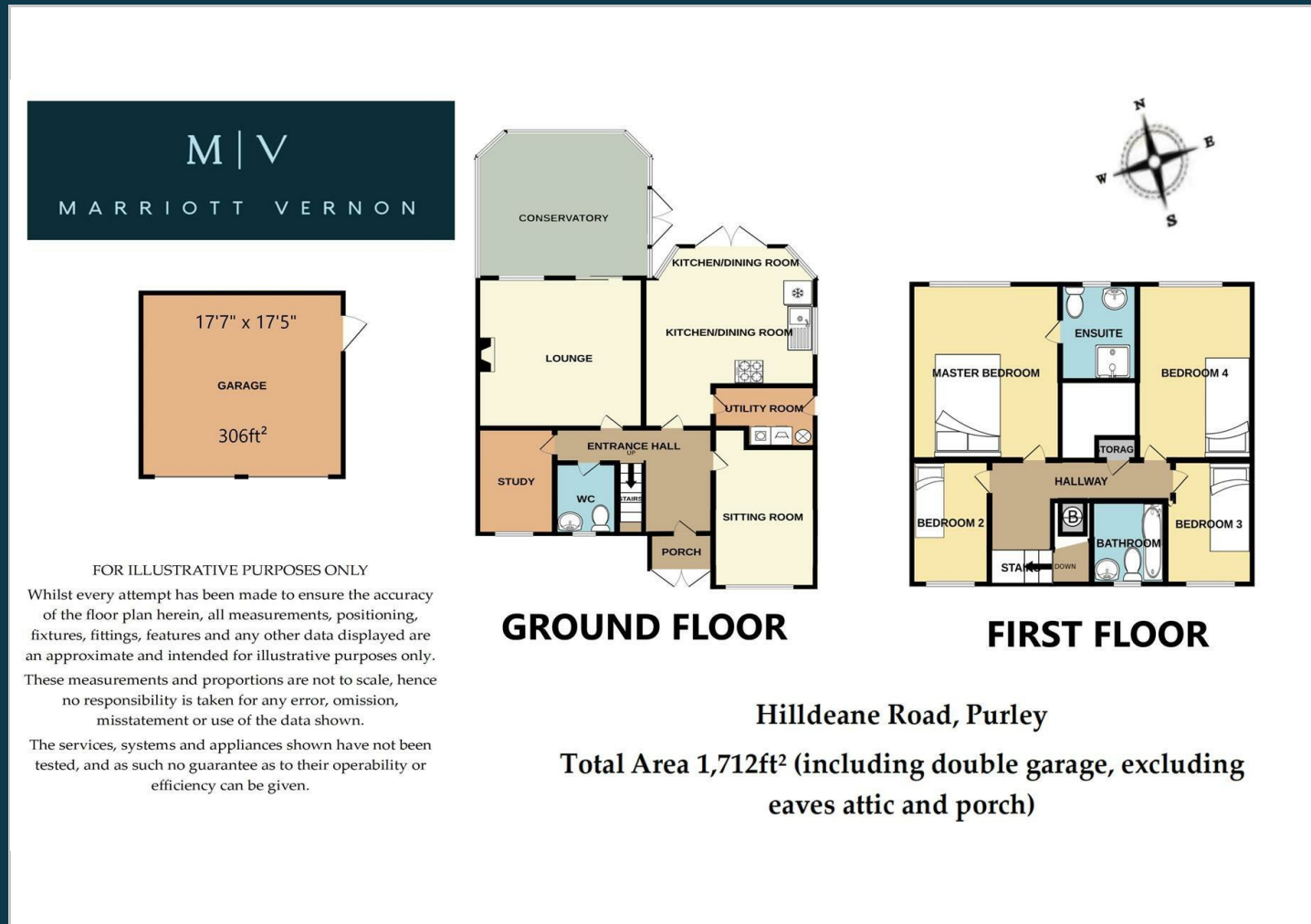






## Floor Plans

## 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

Current: 74  
Potential: 83

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.