



5 Bedrooms | 3 Receptions | 1 Bathroom

Woodcote Valley Road | | Purley | CR8 3BE

£850,000

LOFT

Woodcote Valley Road |
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£850,000

- Chain free!
- Spacious 5 bedroom detached home in West Purley
- Lovingly maintained by the family for over 40 years
- Ideal location for great schools and transport links
- Period features retained throughout
- A great opportunity to put your own stamp on and create a perfect family home
- Mature tiered garden, ideal for entertaining with friends and family



A rare opportunity to acquire a substantial family home. Having been in the family for over four decades, the house has been truly loved and maintained throughout the years with memories made, but is now the time to pass over to the next generation of buyers to do the same.



Ground floor

Reception Room

16'2 x 15'0 (4.93m x 4.57m)

Dining Room

16'1 x 13'1 (4.90m x 3.99m)

Breakfast Room

14'6 x 12'0 (4.42m x 3.66m)

Kitchen

11'2 x 6'11 (3.40m x 2.11m)

Outside

Garage

16'0 x 8'6 (4.88m x 2.59m)

First Floor

Bedroom 1

15'1 x 14'6 (4.60m x 4.42m)

Bedroom 2

16 x 13 (4.88m x 3.96m)

Bedroom 3

12'6 x 10'5 (3.81m x 3.18m)

Bedroom 4

12'4 x 10 (3.76m x 3.05m)

Bedroom 5

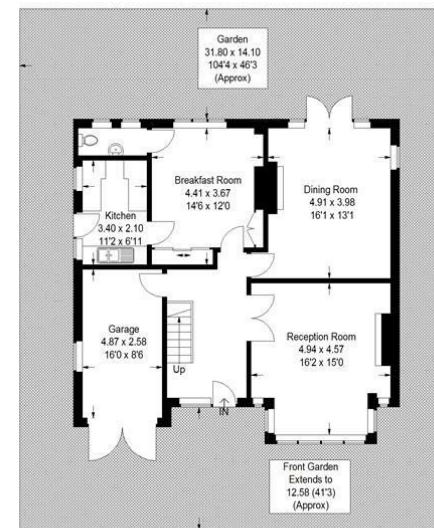
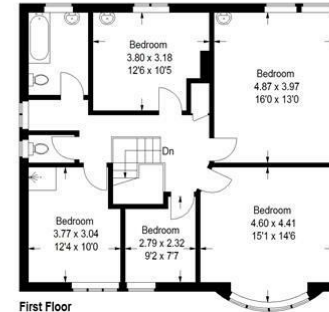
9'2 x 7'7 (2.79m x 2.31m)

Rear Garden



Woodcote Valley Road, CR8

Approximate Gross Internal Area
(Including Garage)
184.8 sq m / 1989 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:1098397)

EPC Rating: E

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