



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

Guide price £1,100,000



WH WATSON HOMES
Estate Agents

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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 cupboard
freezer, space
double glazed

Downstairs WC
Consisting of

Stairs to 1st fl
UPVC double

Master bedroom
2 UPVC double

Luxury en-suite
Consisting of
mixer tap, low
rear aspect.

Bedroom 2
2 UPVC double

Bedroom 3
2 UPVC double glazed windows to front aspect, double panel radiator, built-in wardrobe.

Bedroom 4
UPVC double

Bathroom
Comprising p
with chrome r
UPVC double

Rear garden -
Mainly laid to
outside tap, ac

Garage at side
Up/over door

Front
Hardstanding,



fridge
WC

chrome
window to



basin
secure

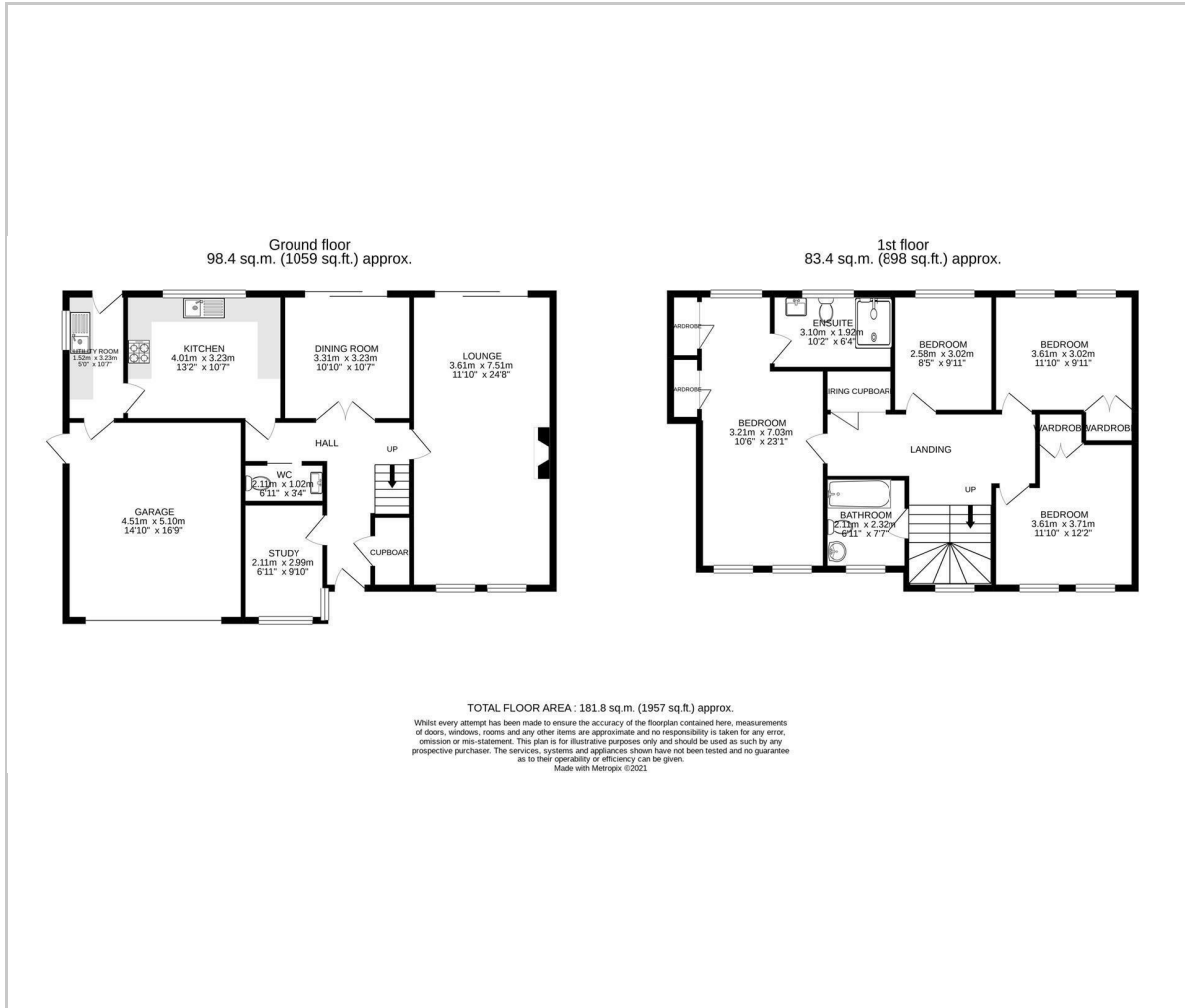
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Floor Plan

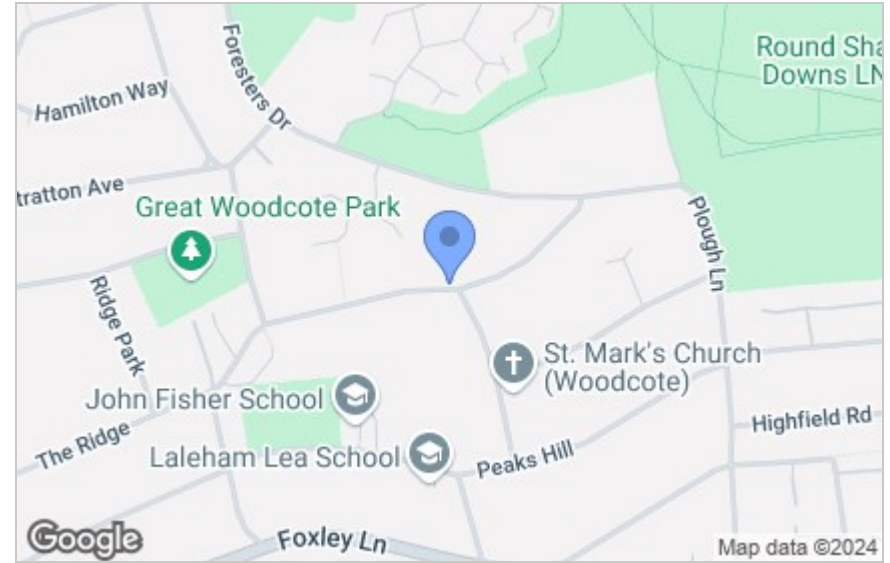


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

