



**Price**  
**£490,000**

**Freehold**

3x  1x  1x 

**Wontford Road, Purley,  
Surrey, CR8**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards





## Main features

- Semi-detached house situated opposite a green
- Semi-rural location, quiet residential street
- Off street parking, landscaped tiered garden
- Excellent schools for all ages in the area
- Good size conservatory

## Accommodation

### GROUND FLOOR

- Porch
- Entrance Hall
- Lounge/Diner: 18'11 x 16'4 (5.77m x 4.98m)
- Kitchen: 13'0 x 8'4 (3.97m x 2.54m)
- Conservatory: 15'1 x 11'7 (4.60m x 3.53m)

### FIRST FLOOR

- Landing
- Bedroom 1: 13'10 x 9'1 (4.22m x 2.77m)
- Bedroom 2: 11'7 x 8'9 (3.53m x 2.67m)
- Bedroom 3: 9'11 maximum x 8'11 maximum (3.02m x 2.72m)
- Shower Room
- Separate Toilet

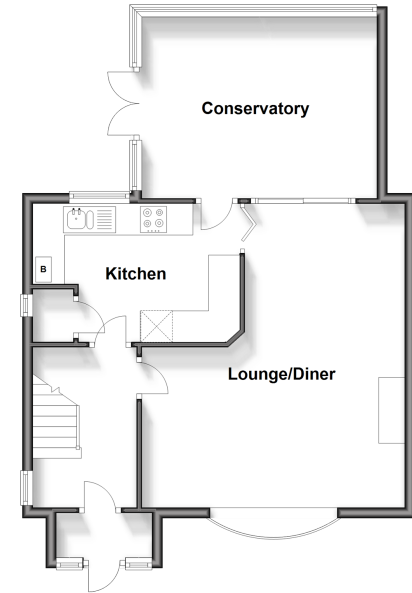
### OUTSIDE

- Front Garden
- Rear Garden
- Off Street Parking

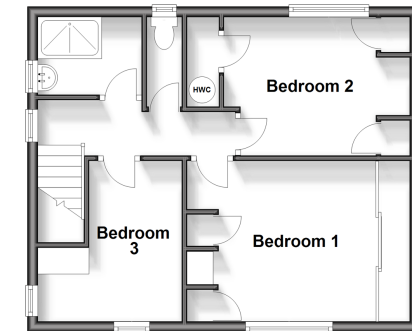
Call Purley - 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 59.1 sq. metres (636.3 sq. feet)



**First Floor**  
Approx. 41.0 sq. metres (441.2 sq. feet)



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