

Guide Price £1,200,000 Freehold

5x 🕮 2x 🚅 3x 🕮

Woodcote Park Avenue, Purley, Surrey, CR8

cubitt west
Helping you move forwards





## **Accommodation**

### **GROUND FLOOR**

Porch

**Entrance Hall** 

**Utility Room** 

Cloakroom 1

Lounge: 24'9 x 15'9 (7.55m x 4.80m)

Dining Room: 15'8 x 13'8 (4.78m x 4.17m)

Kitchen: 16'3 x 10'7 (4.96m x 3.23m) Sitting Room: 12'5 x 8'9 (3.79m x 2.67m)

Pantry Larder

Cloakroom 2

Workshop

## FIRST FLOOR

Landing

Bedroom 1: 17'7 x 16'5 (5.36m x 5.01m)

**En-Suite Bathroom**: 10'8 x 8'5 (3.25m x

2.57m)

**Dressing Room** 

Bedroom 2: 15'9 x 15'8 (4.80m x 4.78m)

Bedroom 3: 15'9 x 14'6 (4.80m x 4.42m)

Bedroom 4: 11'9 x 10'9 (3.58m x 3.28m)

Bedroom 5: 12'6 x 8'1 (3.81m x 2.47m)

Bathroom: 7'6 x 6'1 (2.29m x 1.86m)

Separate Toilet

# **OUTSIDE**

Driveway

**Double Garage** 

Rear Garden

Front Garden



















# **Main features**

- Expansive panoramic wrap around corner plot in the desirable Woodcote Estate
- Set back from the road, enclosed and established garden
- Part of the Historic Woodcote Resident's association
- Winner of the 1939 Ideal Home exhibition, original character with potential for loft conversion



### **Nearest Schools**

Primary Schools: Woodcote Primary 0.6 miles, Margaret Roper Catholic Primary 1.1 miles, Amy Johnson Primary 1.1 miles Secondary Schools: Lodge School 0.2 miles, Woodcote High School 0.5 miles, Surrey Hills School 0.6 miles



## **Transport Information**

Train Stations: Reedham 1.0 miles, Coulsdon 1.1 miles, Purley 1.3 miles



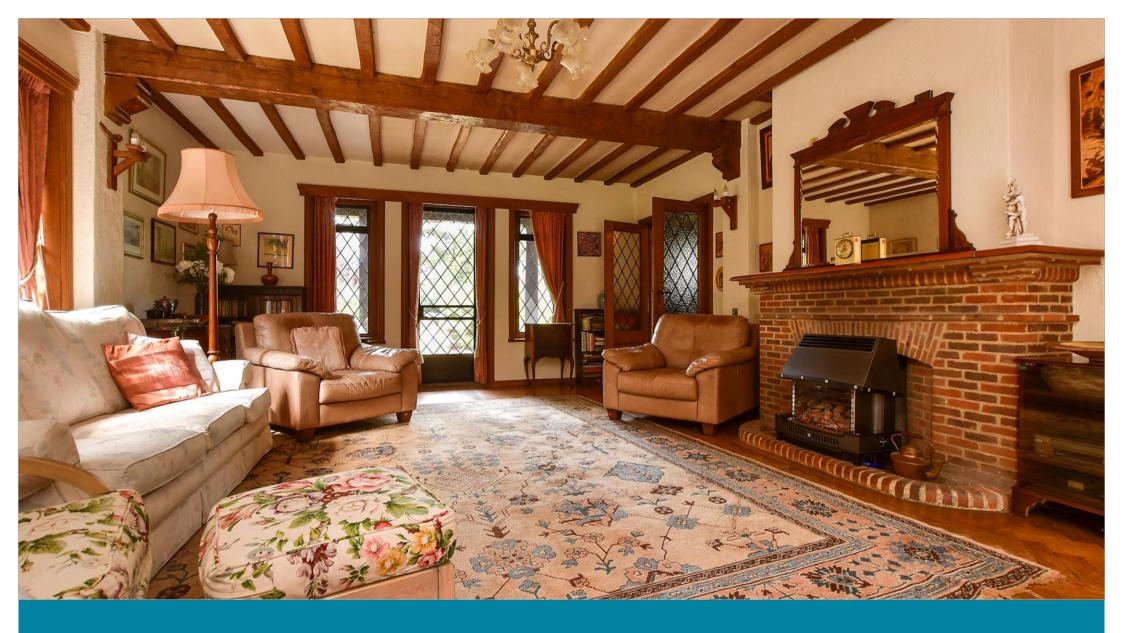
#### **Address**

Woodcote Park Avenue, Purley, Surrey, CR8



#### **Directions**

For directions to this property please contact us.





Call Purley Branch 020 8660 8882 ■ cubittandwest.co.uk







■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.





