



**Offers In
Excess Of
£850,000
Freehold**

3x  2x  3x 

**Upper Woodcote
Village, Purley, Surrey,
CR8**

cubitt&west
Helping you move forwards

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen/Breakfast Room: 21'4 x 10'3 (6.51m x 3.13m)

Lounge: 18'5 x 17'8 (5.62m x 5.39m)

Dining Room: 16'4 x 13'2 (4.98m x 4.02m)

Conservatory: 18'0 x 12'1 (5.49m x 3.69m)

FIRST FLOOR

Landing

Bedroom 1: 22'0 x 12'8 (6.71m x 3.86m)

En-Suite Bathroom: 11'5 x 7'1 (3.48m x 2.16m)

Bedroom 2: 13'0 x 12'0 (3.97m x 3.66m)

Bedroom 3: 8'9 x 8'1 (2.67m x 2.47m)

En-Suite Shower Room

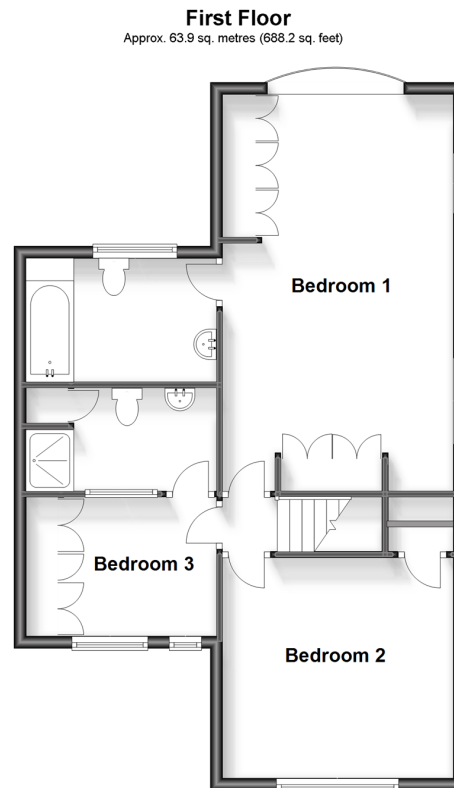
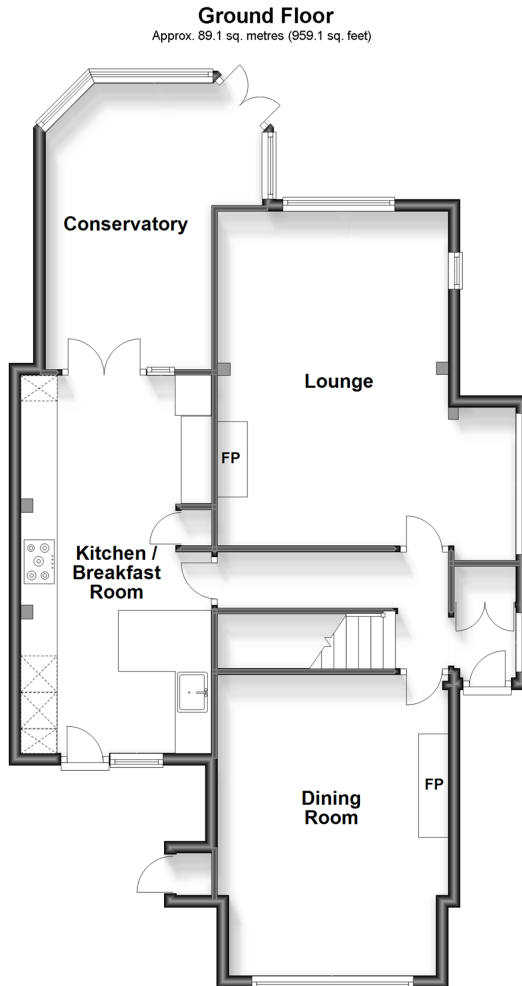
OUTSIDE

Double Garage

Garden Studio

Front Garden

Rear Garden





Main features

- Stunning semi-detached Arts & Crafts cottage overlooking Woodcote Village Green
- Located in prestigious Webb Estate location
- Large rear garden with studio, detached double garage & driveway
- Lovely fitted shaker style kitchen/breakfast room with granite work tops
- Walking distance to a great choice of reputable schools



Nearest Schools

Primary Schools: Woodcote Primary 0.3 miles, Beaumont Primary 0.9 miles, Margaret Roper Catholic Primary 1.0 miles
Secondary Schools: Woodcote High School 0.2 miles, Lodge School 0.3 miles, Tudor Lodge School 0.6 miles



Transport Information

Train Stations: Reedham 0.7 miles, Smitham 0.8 miles, Purley 1.0 miles



Address

Upper Woodcote Village, Purley, Surrey, CR8



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

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



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



21510946/20240206/MW/TS