



For Sale

25 Woodcrest Road, Purley

Offers Over
~~£800,000~~

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 **2773 sq ft**

NO ONWARD CHAIN | Single Garage | 100ft Garden | Opportunity to Extend (STPP) | Downstairs WC | Five Bedrooms | Three Reception Rooms | 0.4 miles to Reedham train station | 1.3 miles to Purley train station | 2773 Total Sq Ft |

.... GUIDE PRICE £800,000 - £900,000

Welcome to a classic five bedroom detached house in the heart of Purley—a timeless gem exuding vintage charm. This property, located in a sought-after area, invites your creative touch to transform it into a contemporary masterpiece.

The traditional porch leads to a spacious entrance hall with authentic architectural features and high ceilings, providing a canvas for your imaginative vision. Upstairs, five unique bedrooms, two offering stunning valley views, await.

The vintage kitchen and breakfast room present an opportunity to blend classic design with modernity. The ground level boasts three charming reception rooms and practical features like a ground floor and outside WC as well as outdoor storage spaces.

Outside, a 100 foot garden sets the stage for gatherings and relaxation amid lush greenery. This



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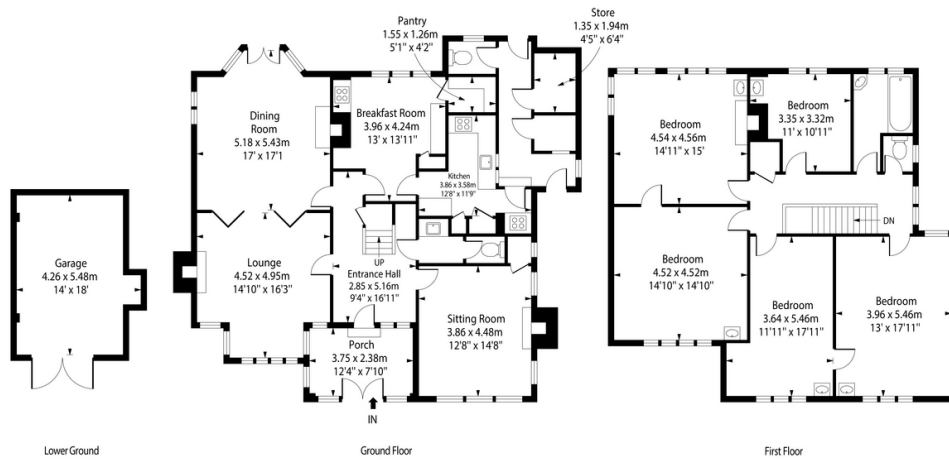
 **The Property Experts**

The Property Experts UK

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WOODCREST ROAD
 Approximate Gross Internal Area
 237.58 sq m / 2557 sq ft (Excluding Garage)
 Garage 20.04 sq m / 216 sq ft
 Total 257.62 sq m / 2773 sq ft (Including Garage)



- No Onward Chain
- 2773 Sq Ft
- Far reaching views
- Single Garage
- 100ft Garden
- Opportunity to Extend (STPP)
- Detached home
- Close Proximity to St David's, Woodcote & Cumnor House schools
- Off Street Parking
- Walking distance to Purley and Reedham Train Stations

Please note: This floor plan is not drawn to scale and is intended as a guide only. Whilst the greatest effort is made to achieve accuracy, Kirk Enterprise Estates and their property marketing subcontractors cannot be held responsible for any errors.

