



For Sale

Hambleton 1 Verulam Avenue, Purley

Offers In Excess Of
~~£2,000,000~~

 **5**

 **3**

 **2**

 **3661 sq ft**

Desirable location | Swimming Pool | Premier Road |
Five Bedrooms | Three Bathrooms (One en suite) |
Double Garage | Garden in excess of 100ft | Two
Utility Rooms | Multiple Reception Rooms |
Impressive 21ft Conservatory | Open plan
Kitchen/Diner with Rangemaster Range Cooker

... OPEN HOUSE SUNDAY 12TH MAY - STRICTLY BY APPOINTMENT ONLY ...

Welcome to Hambleton: Your Quintessential English Retreat

Prepare to be enchanted by Hambleton, a true jewel nestled within the Prestigious Woodcote Park Estate in Purley. This extraordinary property, boasting Five Bedrooms and oozing with charm, is hitting the market for the first time in over 30 years.

Upon arrival, through the Electric gates, the Double garage welcomes you, offering ample parking and storage space. Step into the inviting Reception hall, setting the stage for the elegance that lies beyond. The 23ft Drawing room is a spacious sanctuary with a fireplace.

As you move through the home, you'll discover a beautiful Dining room, offering stunning views of the front lawn.



Nicole Kirk

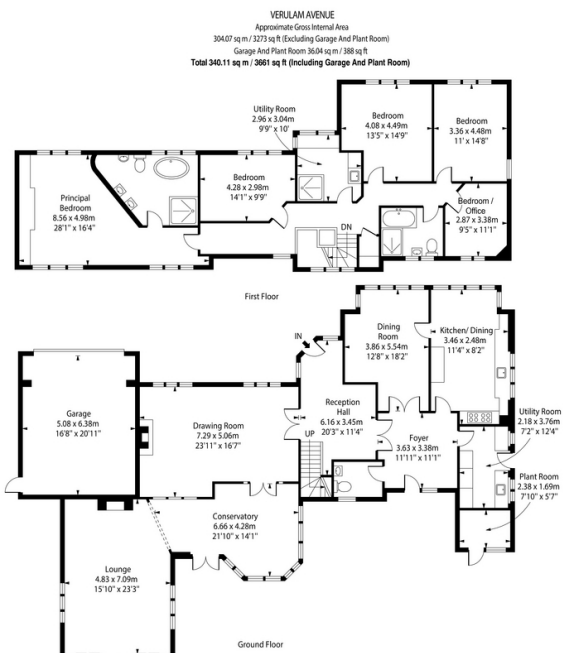
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 **The
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- 28ft Principal Bedroom
- Double Garage
- Electric Gates
- Swimming Pool
- Spectacular Frontage
- Premier Road
- Five Bedrooms (One en suite)
- Two Utility Rooms
- 21ft Conservatory with panoramic views of the garden
- Expansive Garden in excess of 100ft

Please note: This floorplan 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.

