

## *BOND & SHERWILL*



### *Plough Lane*

£825,000

Occupying a sprawling and sought-after plot on a popular cul-de-sac this four-bedroom, semi-detached property is over 2,200 square feet in size and ideal for anyone who wants a property they can design to their own taste.

The ground-floor includes a good-size entrance hall, shower room, lounge, dining room, reception area open-plan with kitchen/breakfast room and a games room. The first-floor features three bedrooms, modern bathroom and separate W.C while the second-floor includes a good-size master bedroom with en-suite and separate W.C. External features include a sprawling rear garden backing onto woodland, a courtyard providing side access, an outbuilding comprising of two separate rooms and a gated entrance with off-street parking for multiple vehicles.

Plough Lane is ideally situated within good proximity to a range of green spaces including John Fisher Playing Fields and Round Shaw Downs. Popular local schools include John Fisher, Cumnor House, Thomas More Catholic School, Margaret Roper Catholic School and St David's Preparatory School as well as local nurseries. Purley railway station offers swift and easy access to London Victoria, London Bridge, Farringdon, St. Pancras, Kings Cross, Gatwick Airport and Brighton, while the A23 can be used to access the national motorway network. In addition there are local bus routes serving various destinations. Restaurants, bars, shops, amenities and gyms can be found both in Purley and Central Croydon.

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### **Front Garden**

The front garden is partially laid to lawn and includes a gated entrance and off-street parking.

### **Porch**

The porch includes tiled floor, three double-glazed windows and double-glazed glass-panel door.

### **Entrance Hall**

The entrance hall includes radiator, stairs ascending to first-floor, under-stairs cupboard and smoke alarm.

### **Lounge**

The lounge includes feature fireplace with brick surround & tiled hearth, radiator, double-glazed three-casement window and coved ceiling.

### **Shower Room**

The shower room includes shower enclosure with fixed wall controls, pedestal wash-hand basin, low-level W.C, radiator, under-stairs cupboard and double-glazed opaque two-casement window.

### **Dining Room**

The dining room includes feature brick fireplace, radiator and coved ceiling.

### **Reception Area**

The reception area includes log burner with tiled hearth, radiator, double-glazed single-casement window and under-stairs cupboard housing ideal boiler and gas & electric meters.

### **Games Room**

The games room includes tiled floor, radiator, two double-glazed single-casement windows and double-glazed glass-panel double-doors leading to rear garden.



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### **Kitchen/Breakfast Room**

The kitchen/breakfast room includes wall & base level units with work surface area, two & a half bowl sink, space for free-standing fridge-freezer, space for washing machine, space for tumble dryer, space for dishwasher, oven, five ring gas hob with concealed extractor hood, tiled floor, radiator, double-glazed glass-panel door leading to side of property, double-glazed single-casement window, double-glazed two-casement window and partially-tiled walls.



### **First-Floor Landing**

The first-floor landing includes radiator, double-glazed opaque single-casement window, smoke alarm and stairs ascending to second-floor.

### **Bedroom Two**

Bedroom two includes fitted wardrobes, radiator and double-glazed two-casement window.



### **Bedroom Three**

Bedroom three includes fitted wardrobes, radiator, wooden flooring and double-glazed two-casement window.

### **Bedroom Four**

Bedroom four includes radiator and double-glazed single-casement window.



### **Bathroom**

The bathroom includes panel-enclosed bath with fixed wall controls, double-glazed opaque single-casement window, radiator, wooden flooring, wash-hand basin, cupboard and partially-tiled walls.

### **W.C**

The W.C includes low-level W.C, double-glazed opaque single-casement window and wooden flooring.



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### **Second-Floor Landing**

The second-floor landing includes double-glazed single-casement window.

### **Bedroom One**

Bedroom one includes two double-glazed two casement windows, radiator, cupboard, partially-tiled walls, sink with drainer and space for free-standing cooker.



### **Bathroom**

The bathroom includes pedestal wash-hand basin, double-glazed single-casement window, panel-enclosed bath with shower hose attachment, partially-tiled walls, radiator and cupboard.



### **W.C**

The W.C includes low-level W.C.

### **Side of Property**

The side of the property comprises a patio area & an area laid to gravel. Features include side access, gate leading to rear garden and a range of plants & shrubs.

### **Outbuilding Room One**

The first outbuilding room includes double-glazed single-casement window.



### **Outbuilding Room Two**

The second outbuilding room includes down-lights and cupboard.

### **Rear Garden**

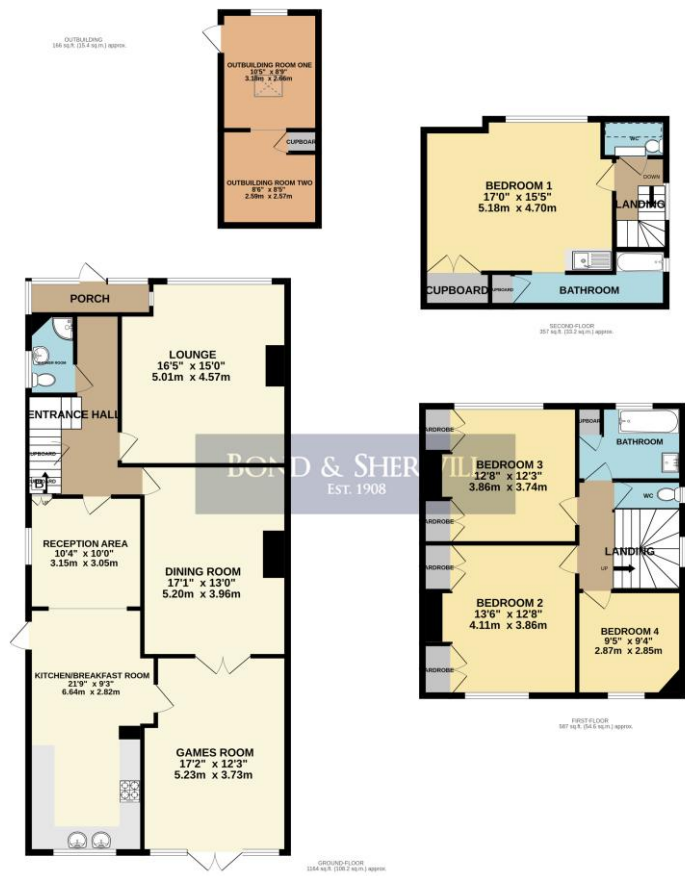
The mature rear garden is mostly level and mostly laid to lawn. Features include a pond, patio area, shed and a range of plants, shrubs & trees.



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TOTAL FLOOR AREA : 2275 sq.ft. (211.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Energy Performance Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92+) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	64	78	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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