



**4 Woodcote Valley Road**  
Purley, CR8 3AG

**Guide Price £399,950**





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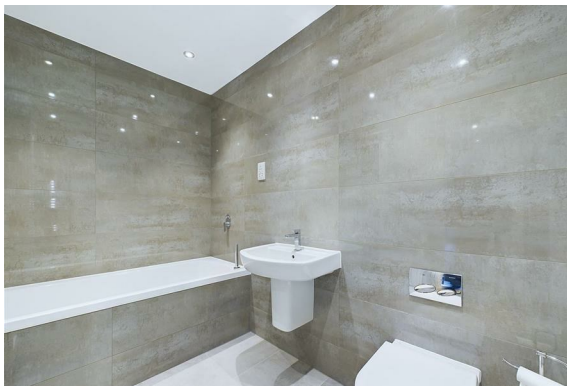
Step into luxury living with this beautifully presented 2 bedroom first-floor apartment. As you enter, you'll be greeted by a modern home with a cosy atmosphere providing an excellent standard of finish and attention to detail, showcasing the impeccable taste of the current occupier.

The apartment offers a generous layout, featuring two spacious double bedrooms that provide a haven of comfort and relaxation. The master bedroom is a true retreat, complete with its own shower ensuite, ensuring privacy and convenience.

Entertaining is a delight in the open-plan living space, seamlessly blending contemporary style and functionality. Step outside onto the private balcony, a serene spot to unwind with a morning coffee.

Additional features to elevate your living experience include a convenient lift for easy access, bike storage, under floor heating, secure entry video phone system for added peace of mind, and allocated parking ensuring hassle-free parking.

Situated close to Purley town centre, this apartment offers the perfect balance of tranquillity and connectivity. Enjoy the convenience of excellent transport links, providing swift access to the heart of the city while enjoying the local amenities, shops and restaurants on offer.







Entrance Hall

4'3" x 8'5" (1.31m x 2.59m)

Hallway

3'5" x 10'2" (1.05m x 3.12m)



Living Room/Kitchen

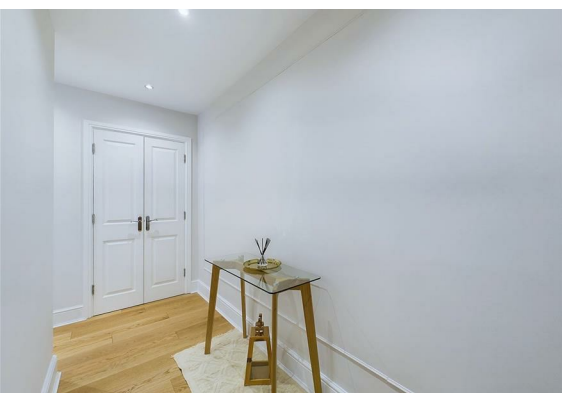
24'4" x 11'4" (7.43m x 3.47m)

Balcony

4'2" x 9'3" (1.27m x 2.82m)

Bedroom 1

16'0" x 9'3" (4.88m x 2.83m)



Ensuite

5'8" x 4'4" (1.73m x 1.33m)

Bedroom 2

12'4" x 8'11" (3.77m x 2.73m)

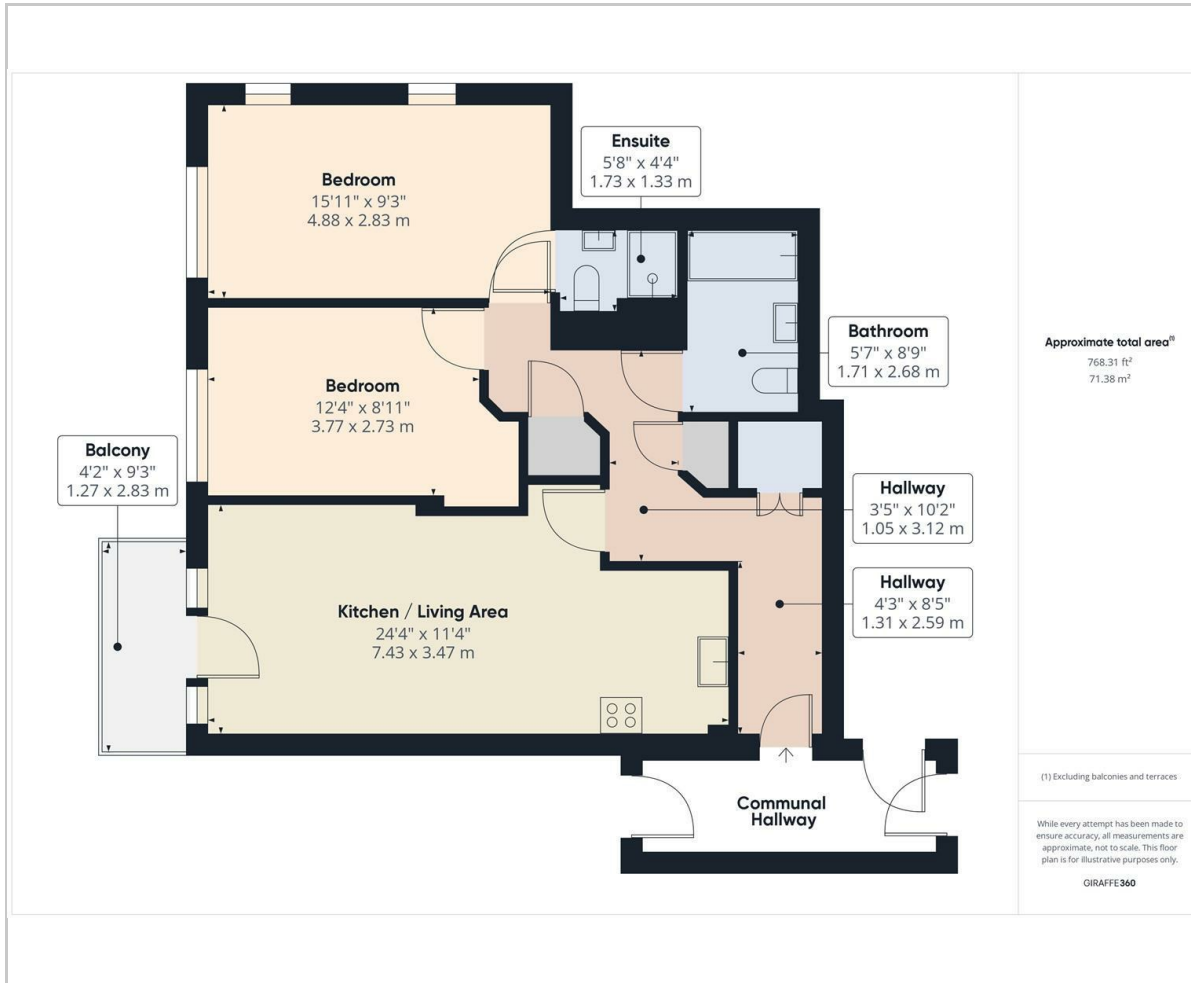


Bathroom

5'7" x 8'9" (1.71m x 2.68m)



## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



147 Brighton Road,  
Coulsdon,  
Surrey  
CR5 2NJ  
Tel: 020 8763 8878  
Email: sales@danieladamsestateagents.co.uk  
www.danieladamsestateagents.co.uk

## Energy Efficiency Graph

