



41 Woodcrest Road
Purley, CR8 4JD

£875,000



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Welcome to this charming detached house on Woodcrest Road in the sought-after area of Purley. This property boasts generous living space, perfect for a growing family.

As you step inside, you'll be greeted by a large entrance with returning staircase and galleried landing, three reception rooms, and study offering ample space for entertaining guests or simply relaxing with your loved ones. The classic design of this house, built between 1920-1929, exudes character and warmth, making it a truly inviting place to call home.

With four bedrooms, there is plenty of room for everyone to have their own space and privacy. The bedrooms are spacious and bright, providing a peaceful retreat at the end of a long day.

Situated in the picturesque Woodcrest Road, this property offers a perfect blend of tranquility and convenience. Whether you're enjoying a peaceful evening in the garden or exploring the nearby amenities, this house provides the ideal setting for a comfortable lifestyle.

Don't miss out on the opportunity to make this delightful property your own. Book a viewing today and envision the endless possibilities that this charming house on Woodcrest Road, Purley has to offer.





Entrance hall

Lounge

Dining room

Study

Cloakroom/WC

Kitchen/breakfast room

Utility room

Returning staircase

Bedroom

Bedroom

Bedroom

Bedroom

Bathroom/WC

rear garden

front garden

driveway

garage

Floor 0

Living Room: 14'10" x 17'0" (4.53 x 5.19 m)

Dining Room: 14'9" x 15'1" (4.52 x 4.60 m)

Kitchen: 17'10" x 9'9" (5.46 x 2.97 m)

Utility Room: 8'7" x 7'4" (2.62 x 2.24 m)

Study: 8'9" x 12'6" (2.59 x 3.81 m)

Hallway: 9'0" x 11'5" (2.75 x 3.52 m)

Porch: 11'2" x 9'5" (3.41 x 1.04 m)

Cloakroom-wc: 4'0" x 3'11" (1.22 x 1.19 m)

Floor 1

Bedroom: 14'10" x 14'2" (4.54 x 4.36 m)

Bedroom: 9'0" x 10'0" (2.80 x 3.07 m)

Bedroom: 14'11" x 12'11" (4.27 x 3.84 m)

Bedroom: 11'10" x 11'3" (3.61 x 3.45 m)

Bathroom: 6'7" x 10'7" (2.03 x 3.23 m)

Landing: 1'8" x 10'0" (0.54 x 3.05 m)

Approximate total area⁽¹⁾

1936.54 ft²
179.91 m²

Reduced headroom

0.65 ft²
0.06 m²

(1) Excluding balconies and terraces

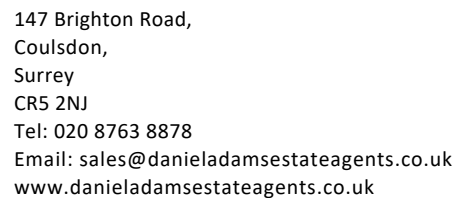
Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		38	
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Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			