



Woodcote Valley Road, Purley, CR8 3BE

Purley

£500,000

Bedrooms: 3

Bathrooms: 1

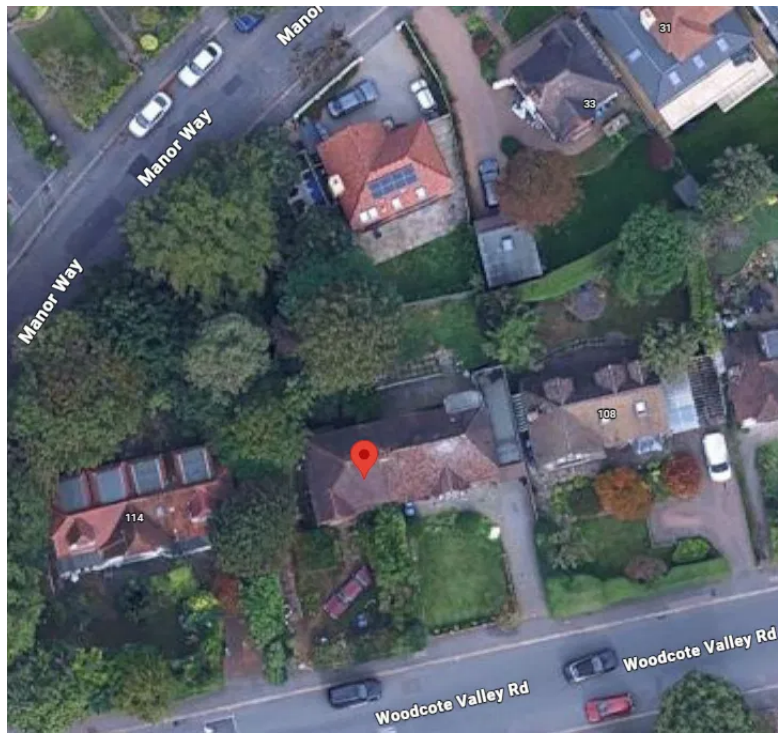
Receptions: 1

A three-bedroom semi-detached house on the well-regarded Woodcote Valley Road, offering an excellent opportunity for buyers seeking a full renovation project. The property requires complete refurbishment throughout, making it ideal for those looking to redesign and modernise a home from top to bottom.

This property has been unoccupied for several years and requires full modernisation and redecoration. It occupies a generous plot, set back from the road, with space to the side offering potential for extension (subject to the necessary planning consents). Additionally, the property benefits from a rear garage (which is in poor condition) accessed via Manor Way, which also presents further development potential, again subject to planning consents.

Woodcote Valley Road is known for its convenient and desirable location, with easy access to local shops, transport links, and popular schools. Purley and Coulsdon town centres are close by, providing a range of amenities, cafés, and excellent connections into London. Nearby green spaces add to the area's appeal for families and outdoor enthusiasts.

A great opportunity to transform a well-located property into a personalised and modern home.



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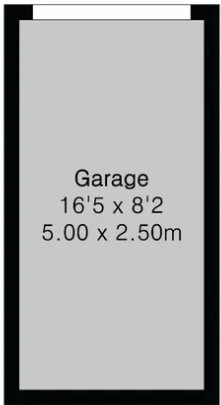
Custom text box that can be edited when generating the brochure.

**Approximate Gross Internal Area 858 sq ft - 79 sq m
(Excluding Garage)**

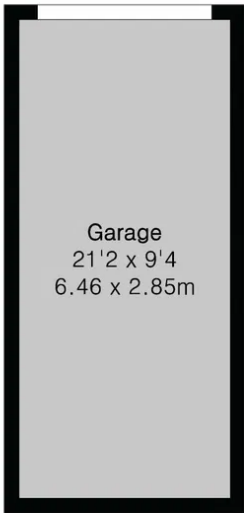
Ground Floor Area 424 sq ft – 39 sq m

First Floor Area 434 sq ft – 40 sq m

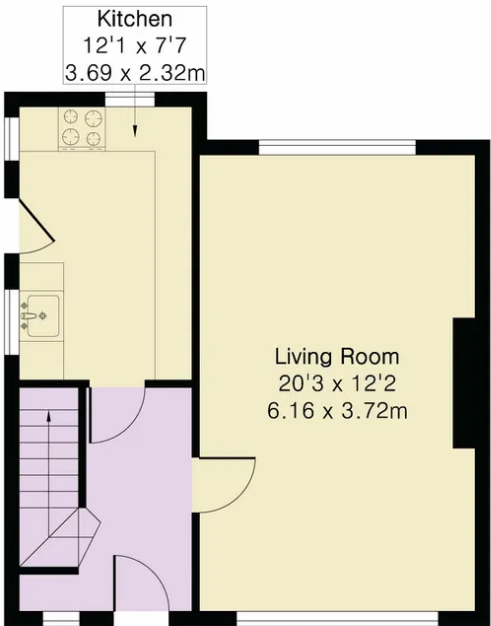
Garage Area 333 sq ft – 31 sq m



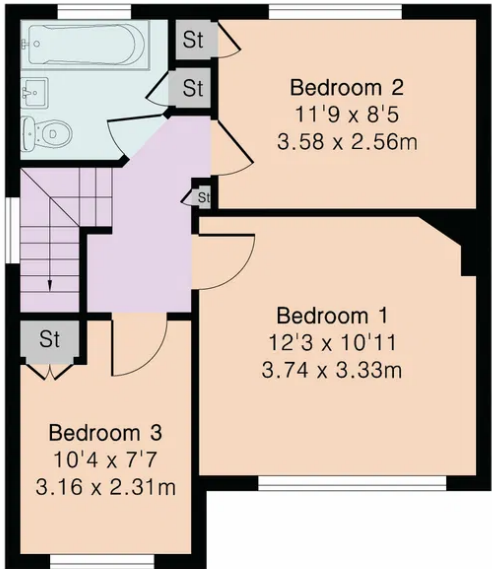
Garage



Garage



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

JOHN BROWN

MARK YOULL

SALES & LETTINGS