



13 Woodside Road, Purley - CR8 4LQ

Offers In Excess of £1,150,000

FINE & COUNTRY





13 Woodside Road, West Purley CR8 4LQ

Located in a prestigious neighbourhood known for its tranquility and convenience, this property presents a rare opportunity to own a truly remarkable home. Ideal for those seeking a blend of character, comfort, and style, this residence is perfect for discerning buyers looking for a property that exudes sophistication and charm.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

- Immacutately Presented Throughout
- Tree Lined West Purley Sought After Location
- High Ceilings & Original Features
- Extended Lounge with Bifolding Doors
- Fully Fitted Kitchen/Breakfast Room
- Principle Suite with Ensuite Wet Room & Walk In Wardrobe
- Formal Dining Room
- Downstairs Wet Room/Cloakroom
- Garage & Off Road Parking





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Nestled in the highly sought-after West Purley area, this immaculately presented 5-bedroom, 3 bath/shower room, detached house epitomises elegance and luxury. Boasting high ceilings and original features, this stunning residence offers a blend of classic charm and modern convenience.

Upon entering, one is immediately struck by the grandeur of the Canandian Oak panelled entrance hall with vaulted ceiling, overlooked by a galleried landing with the original chandelier still in place in fine working order. This sets the tone for the attention to detail and overall presentation of this 1920's family home. The extended lounge with bifolding doors, being double aspect, floods the room with natural light, creating a seamless connection to the outdoors. The fully fitted kitchen/breakfast room is furnished with a full range of solid wood units, recently painted in a pale green colour incorporating integrated appliances to include dishwasher, Neff 5 burner gas hob, integrated fridge/freezer and two Neff ovens, with ample counter space, an ideal space, perfect for entertaining friends and family. For formal gatherings, the elegant dining room provides a sophisticated setting to host intimate dinners or large celebrations. A practical downstairs wet room/cloakroom adds to the convenience and functionality of the property.





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The principal suite is a true sanctuary, featuring a spacious layout, en-suite wet room, and a walk-in wardrobe providing ample storage space. The Juliet balcony has fine views across the rear garden. The four additional bedrooms are generously sized and offer flexibility for guests or children, with the smallest room upstairs having the advantage of being 'sound proofed', ideal for use as a music room or a home office. This home is not just about luxury; it also offers practicality with a garage and off-road parking, ensuring space for multiple vehicles. The tranquil tree-lined surroundings add to the peaceful ambiance of the property, offering a serene escape from the hustle and bustle of city life, but all being within easy walking distance of Purley Town Centre and railway station, serving Victoria and London Bridge within 25 minutes.

Stepping outside, the rear garden, approximately 120' in length is approached via the lounge and kitchen/breakfast room. The sunny raised terrace with wrought iron ballustrading offers delightful views of your gardens beyond. Steps leading down to an extensive predominantly level lawn, bordered by mature shrubs, trees and fencing. A pretty front garden with mature planting has a block paved driveway providing off road parking and leading to an integral garage.





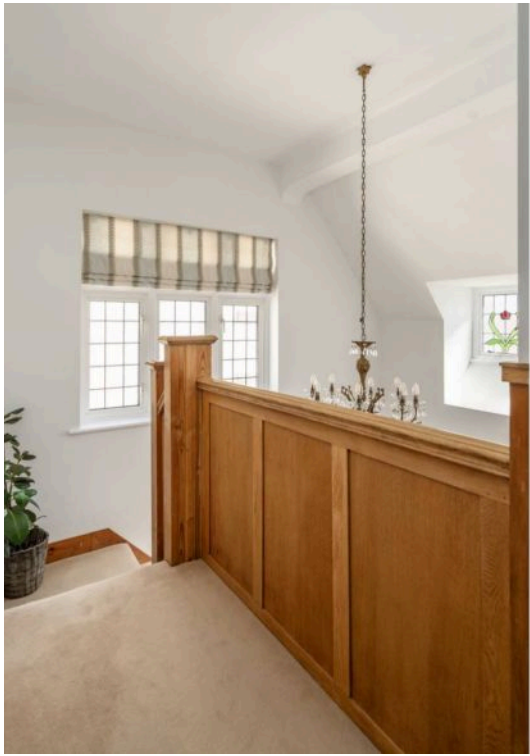
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In summary, this 5-bedroom detached house in West Purley is a testament to timeless elegance and modern living. With its prime location, meticulous design, and luxurious amenities, this property offers a rare opportunity to experience the epitome of refined living.

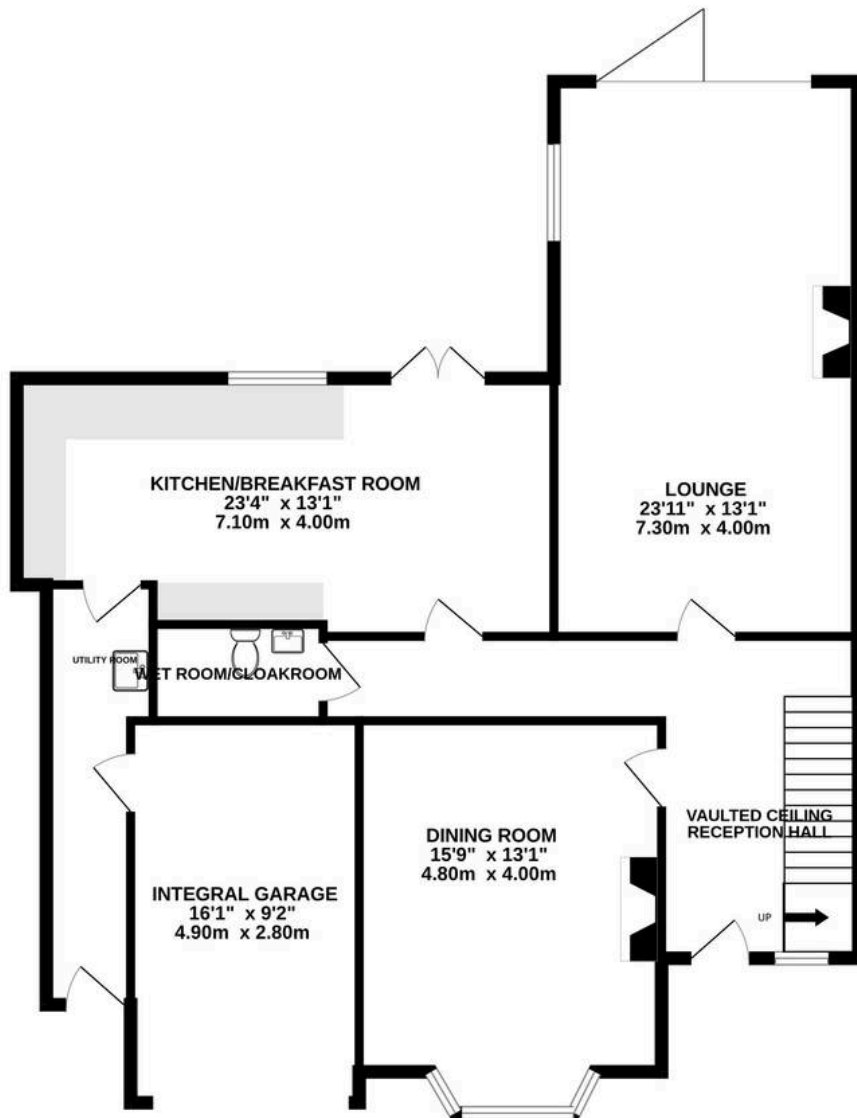
Purley and the surrounding areas are well known for their very good choice of reputable schools including Margaret Roper Catholic, St. Nicholas, Christ Church and Beaumont at primary level and preparatory schools to include Cumnor House, St. David's and Laleham Lea. At senior level there is John Fisher and Woodcote and private sector senior schools in the area include Whitgift, Trinity, Old Palace and Croydon High. Local Grammar schools include Wallington County, Wallington Girls and Wilsons Boys. Sporting facilities include Purley Sports Club with its squash, cricket and tennis courts and there are two golf courses in Purley as well as a number of individual tennis and bowls clubs. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes. Purley station provides rail services to London Bridge (from 25 minutes), London Victoria (from 24 minutes) and Gatwick (from 26 minutes you to London Bridge from 23 & 32 minutes. Numerous bus services provide transport to all the surrounding and the M25/M23 serving Gatwick and Heathrow Airports, within approximately 30 and 60 minutes drive respectively.



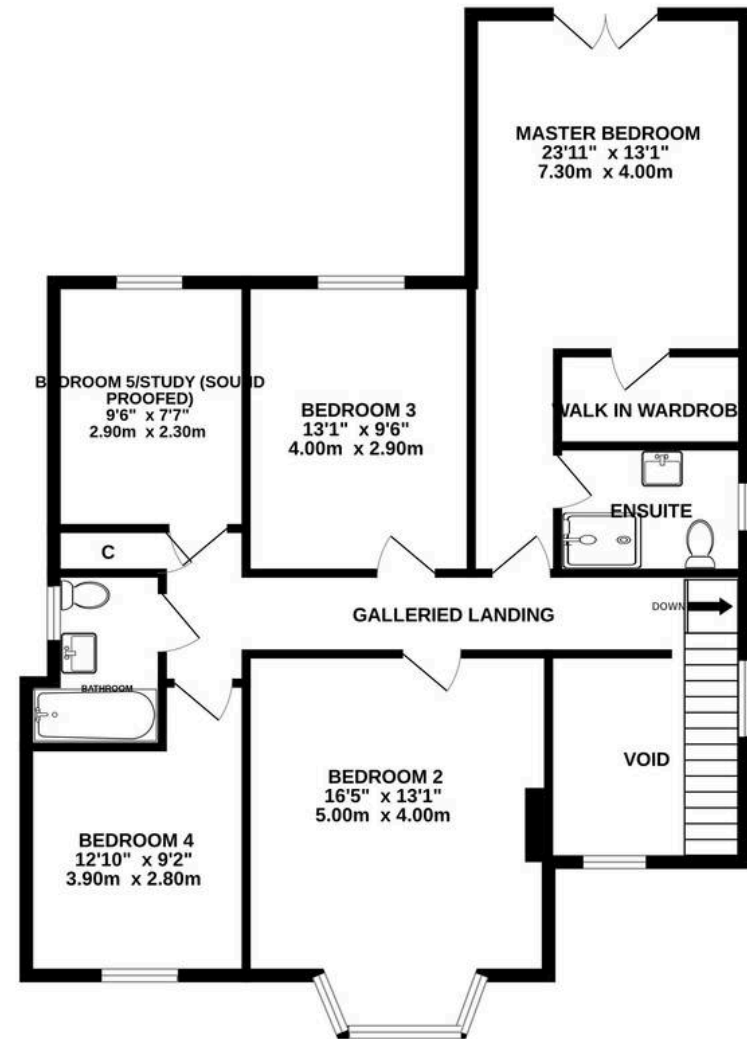




GROUND FLOOR
1199 sq.ft. (111.4 sq.m.) approx.



1ST FLOOR
1037 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA : 2237sq.ft. (207.8 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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