



16 Green Lane, Purley - CR8 3PG

Guide Price £1,200,000

FINE & COUNTRY





16 Green Lane

Purley, CR8 3PG

This spacious 5/6 bedroom, 3/4 reception, three bath/shower room, detached family home is ideally situated in one of the area's most desirable locations, offering the perfect balance of peaceful residential living and proximity to local amenities. Within easy walking distance of Purley Town Centre and railway station as well as John Fisher School and Wallington Boys & Girls schools.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: (TBC)

EPC Environmental Impact Rating: (TBC)

- 5/6 Double Bedrooms
- Two Ensuite Shower Rooms
- Spacious Living Areas
- Open Plan Kitchen/Dining Room
- Study with Garden Access (Potential for 6th Bedroom)
- Double Garage & Carport
- Large Private Level Rear Garden
- Ample Off Road Parking for Several Cars





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Nestled on a sought after tree lined road, 16 Green Lane offers a unique opportunity to acquire a superbly spacious 5-bedroom detached family home. Situated within walking distance of Purley Two centre and railway station serving London Bridge and Victoria within 25 minutes. This exceptional property boasts a wealth of features designed for modern family living. STEP INSIDE: A welcoming and spacious entrance hall sets the tone as you step inside this impressive home. To the left, a front reception room provides a versatile space perfect for a formal lounge or sitting area. The rear reception room is open plan to the fully fitted kitchen/dining room ideal for modern family living and entertaining. The kitchen features a Range Mator, American fridge/freezer, dishwasher and washing machine, providing everything needed for a functional and stylish cooking space. French doors open onto the private rear garden, extending your living space outdoors. Additionally, a study with garden access offers a quiet area for work or study, and could also serve as a downstairs bedroom for added convenience. A downstairs shower room is also present, ideal for guest or family members. Rising to the first floor, the spacious landing leads to the generous bedrooms, including the main bedroom, which benefits from double aspect windows - large picture windows at both the front and rear of the house, filling the room with natural light and offering delightful views of the surrounding area.





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Purley, Purley

The room is complemented by an ensuite shower room, providing a private retreat within the home. The second bedroom also features an ensuite shower room, perfect for guests or older children. Three additional double bedrooms share a family bathroom, which boasts a jacuzzi bath and separate shower, offering plenty of space and comfort the family living.

STEP OUTSIDE - The approximate 80' rear garden offers a tranquil outdoor space and plenty of room for children to play, family gatherings or gardening enthusiasts. A wider than average, level plot with central pond feature. Ample space to each side for further extension potential, subject to the usual planning consents. The front garden with access to the integral double garage and carport and ample off road parking for several cars, making it ideal for large families or those with multiple vehicles.



Purley and the surrounding areas are well known for their very good choice of reputable schools including local Grammar schools to include Wallington County, Wallington Girls and John Fisher. Sporting facilities include Purley Sports Club with its squash, cricket and tennis courts and there are two golf courses in Purley.. 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).



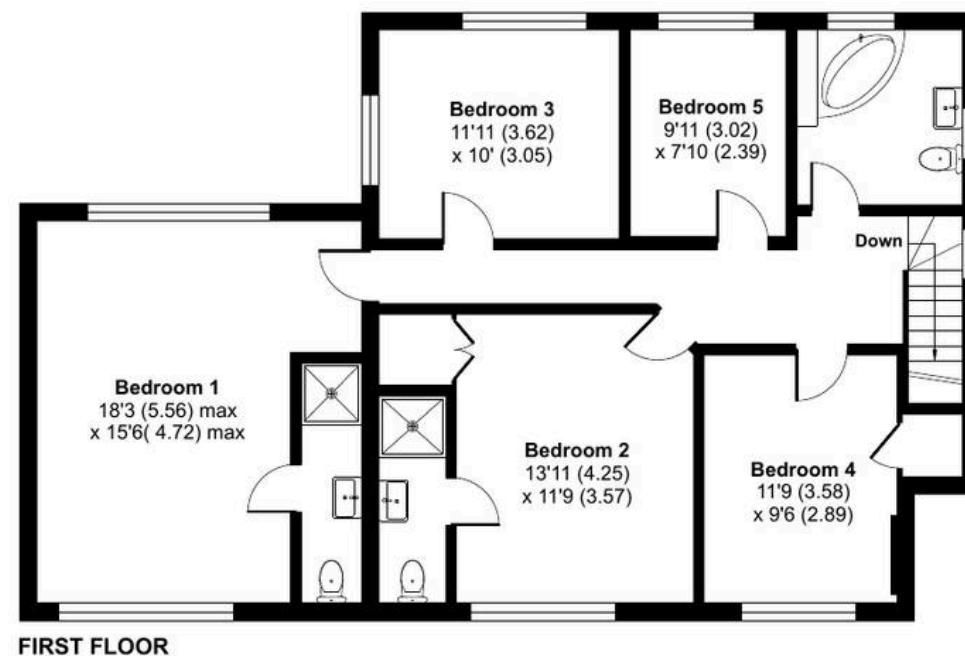
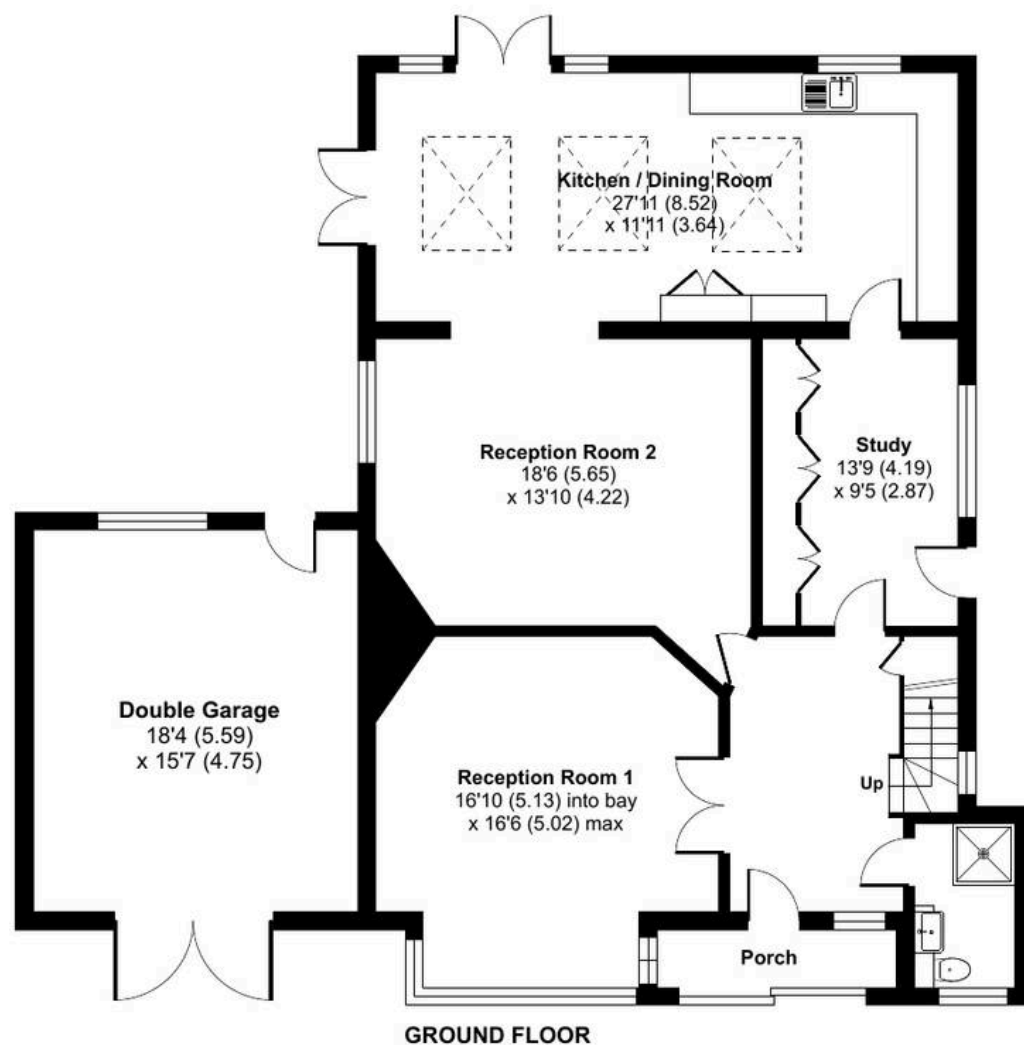
Green Lane, Purley, CR8

Approximate Area = 2288 sq ft / 212.5 sq m

Garage = 286 sq ft / 26.5 sq m

Total = 2574 sq ft / 239 sq m

For identification only - Not to scale





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