

10 Monahan Avenue, Purley, CR8 3BA



Asking price £1,450,000

**Cromwells**  
ESTATE AGENTS



## 10 Monahan Avenue, Purley, CR8 3BA

### Overview

**\*\* CHAIN FREE \*\*** Nestled in the prestigious Monahan Avenue, Purley, this exquisite detached house offers an impressive 3,837 square feet of luxurious living space, with six spacious bedrooms and four elegant bathrooms, this property is designed to accommodate a variety of lifestyles, making it ideal for multi-generational families or those in need of flexible living arrangements.

As you enter, you are greeted by four beautifully appointed reception rooms, the main lounge being filled with natural light thanks to the full-length windows that frame stunning views across Purley. The heart of the home is undoubtedly the large Italian-designed kitchen, which boasts ample dining space and sliding doors that seamlessly connect to the garden, creating an inviting atmosphere for entertaining guests.

The main bedroom is a true sanctuary, featuring an en-suite bathroom and a generous walk-in wardrobe, while three additional luxury bathroom suites ensure that comfort and convenience are never compromised.

Situated on a sought-after tree-lined road, this property is just half a mile from Purley train station, providing fast links into central London, making it a perfect choice for commuters. The area is also renowned for its excellent educational facilities, with a variety of highly regarded schools nearby, including St Davids Preparatory School, Cumnor House, John Fisher and Wilson's Grammar School.

With parking for several vehicles and a versatile layout, this home is not only a splendid family residence but also presents opportunities for investors exploring serviced accommodation or HMO options,( subject to necessary permissions). Monahan Avenue is a peaceful residential horseshoe road, conveniently located just a short distance from the vibrant high street and town centre, making this property a truly exceptional find in West Purley.

# 10 Monahan Avenue, Purley, CR8 3BA

## Accommodation

### Hallway

Spacious hallway with modern radiators, tiled flooring, large understairs storage cupboard housing meters.

### Prayer Room/Study

Glass sliding entrance doors, radiator, tiled flooring, skylight, obscure feature windows.

### Front Reception Room/Lounge

Built in display alcoves, media wall, modern radiators, oak flooring, double glazed full length windows with bespoke fitted shutters.

### Sitting Room

Modern radiators, tiled flooring, double glazed windows to front aspect with bespoke fitted shutters.

### Music Room/Study

Oak flooring, obscure feature windows

### Rear Reception Room

Modern radiators, oak flooring, double glazed sliding doors opening out to garden.

### Shower Room

Walk in rainfall shower with hand shower attachment, extractor fan, WC, wall mounted wash handbasin, chrome heated towel rail, tiled walls and flooring, skylight.

### Kitchen Dining Room

Range of luxury modern fitted kitchen units and drawers, Quartz worktops, integrated 'Siemens' microwave, steamer, and two ovens, integrated full length fridge and freezer, integrated 'Siemens' dishwasher, integrated gas hob with extractor fan above, inset double bowl stainless steel sink with chrome mixer tap, 'Quooker' tap, breakfast bar, tiled flooring, modern radiator, double glazed window and sliding doors leading out to garden, large skylight.

### Utility Room

Range of fitted wall units, laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated electric hob with chrome extractor hood above, space and plumbing for washing machine and tumble dryer, space for American fridge freezer, tiled splashback, tiled flooring, double glazed door providing side access.

### Oak staircase with feature lighting leading up to 1st floor landing

Double glazed bay window to side aspect, radiator, two built in storage cupboards

### Bedroom One

Large walk in wardrobe with fitted shelving, oak flooring, radiator, double glazed windows with bespoke fitted shutters, door to

### Ensuite Bathroom

Four piece suite comprising of bath with chrome mixer tap, vanity wash handbasin with chrome mixer tap and storage below, walk in shower with rainfall showerhead and hand shower attachment, WC, shaver point, extractor fan, heated towel rail, tiled walls and flooring, double glazed window with bespoke fitted shutters.

### Family Bathroom

Contemporary three piece suite comprising of bath with chrome mixer tap, thermostatic shower, enclosed WC, wall mounted wash hand basin, modern radiator, tiled walls and flooring, double glazed obscure window to side aspect, extractor fan.

### Bedroom Two

Range of fitted wardrobes and built in shelving, oak flooring, radiator, double glazed windows to side and rear aspect with bespoke fitted shutters

### Bedroom Three

Range of fitted wardrobes and drawers, radiator, oak flooring, double glazed window to side and rear aspect with bespoke fitted shutters

### Bedroom Four

Oak flooring, radiator, built-in wardrobes and shelving, double glazed window to rear aspect with bespoke fitted shutters

### Boiler Room

Worcester boiler and hot water cylinder.

### Oak staircase with feature lighting leading to 2nd floor landing

Radiator, oak flooring, Velux window

### Bedroom Five

Oak flooring, radiator, eaves storage, two Velux windows.

### Wet Room

Rainfall shower with hand shower attachment, WC, wash hand basin, heated towel rail, Velux window, tiled walls and flooring.

### Bedroom Six

Radiator, oak flooring, three Velux windows

### Outside

#### Front Garden

Beautifully maintained and landscaped front garden with tiered borders with mature shrubs, paved walkway, outdoor tap with power socket, block paved driveway providing off street parking for three cars.

#### Garage

Large garage with storage space, with up and over door, glass roof

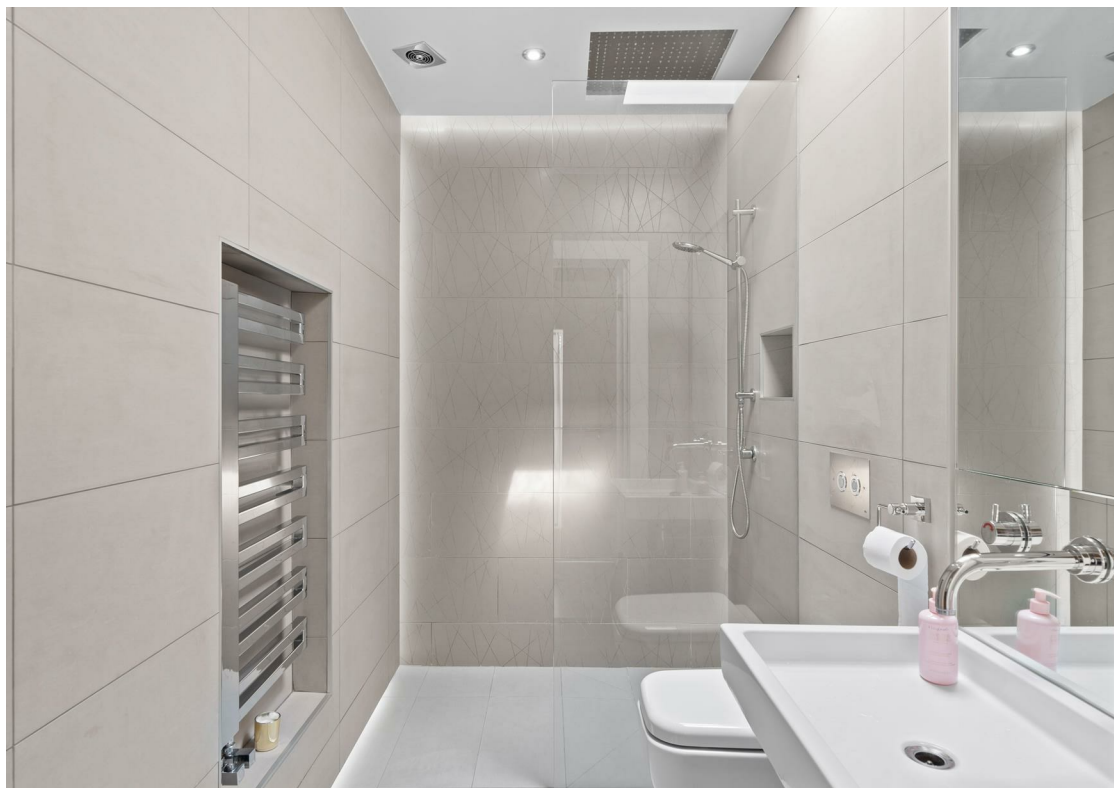
#### Rear Garden

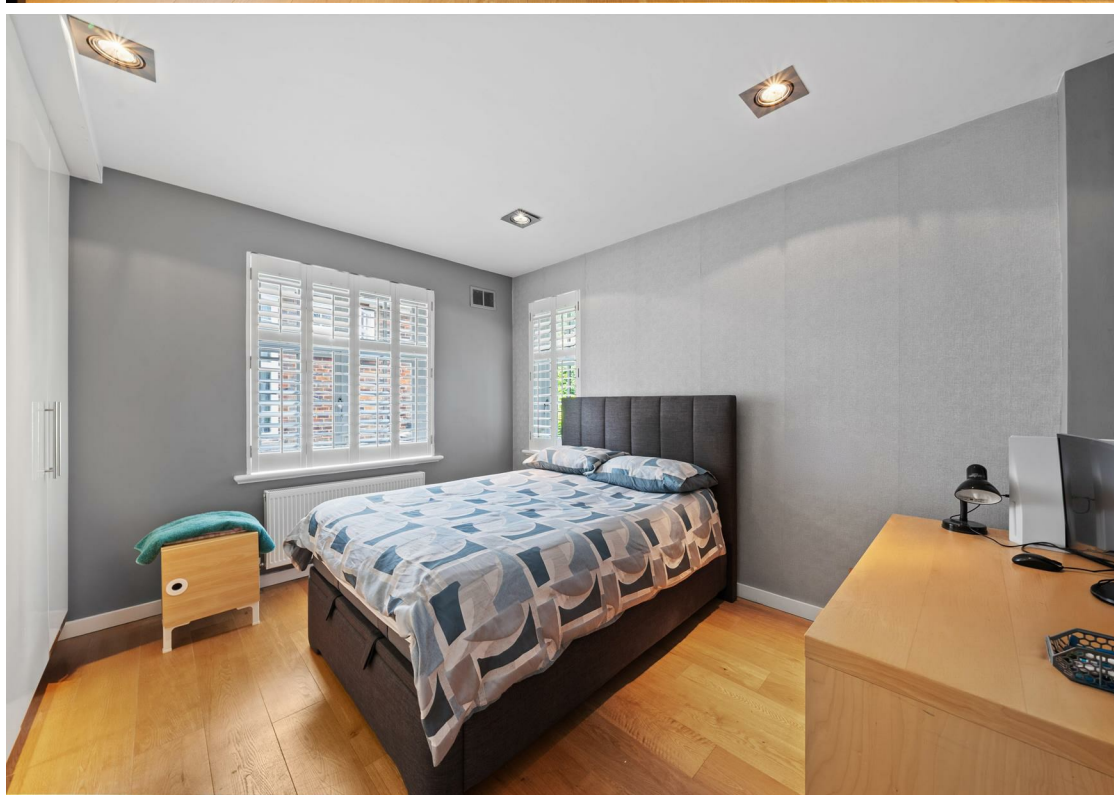
Stunning landscaped garden with large patio area, raised flower beds with shrubs and feature lighting, barbecue area, outside tap and power socket, side access, steps up to two tiered lawn sections, raised flower beds with flowers.

## BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

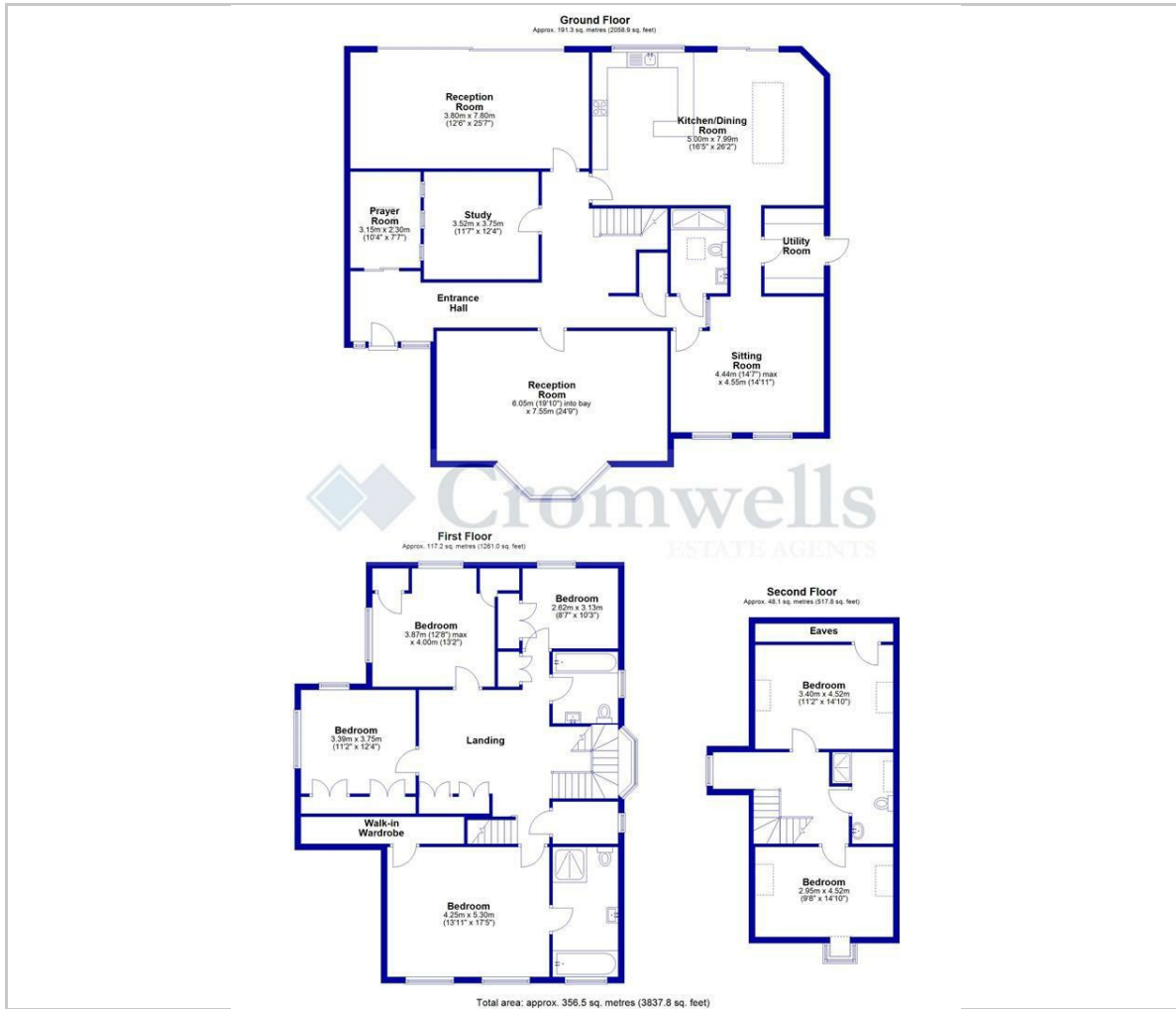








## Floor Plan

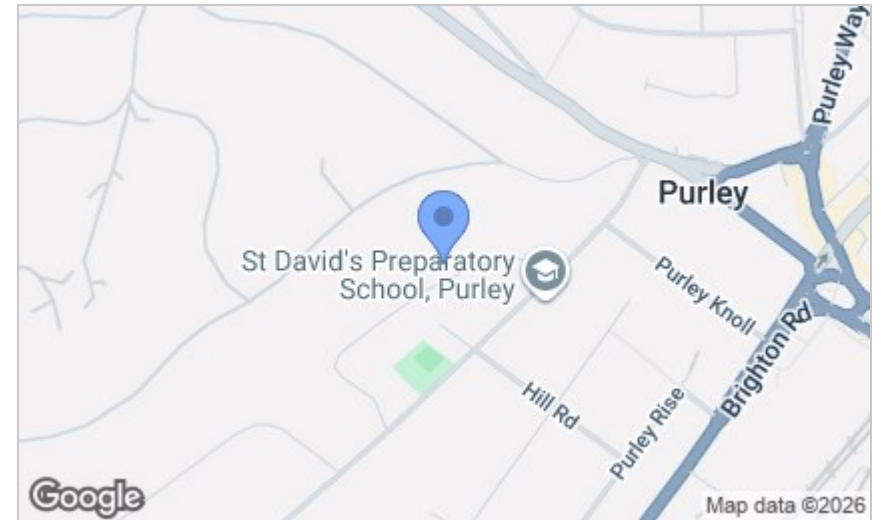


## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

