



Guide Price
£1,200,000

Freehold

4x  3x  3x 

**Foxley Lane, Purley,
Surrey, CR8**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards

Accommodation

GROUND FLOOR

Porch

Entrance Hall

Cloakroom: 7'2 x 3'2 (2.19m x 0.97m)

Family Room: 11'7 x 11'6 (3.53m x 3.51m)

Study: 12'7 x 8'2 (3.84m x 2.49m)

Kitchen: 15'6 x 11'2 (4.73m x 3.41m)

Dining Area: 15'0 x 11'7 (4.58m x 3.53m)

Lounge: 19'3 x 15'1 (5.87m x 4.60m)

Utility Room: 9'0 x 6'2 (2.75m x 1.88m)

FIRST FLOOR

Landing

Bedroom 1: 19'3 x 15'0 (5.87m x 4.58m)

En-Suite Bathroom: 9'4 x 5'7 (2.85m x 1.70m)

Bedroom 2: 19'3 x 13'0 (5.87m x 3.97m)

En-Suite Shower Room: 8'5 x 6'0 (2.57m x 1.83m)

Bedroom 3: 19'1 x 10'3 (5.82m x 3.13m)

Bedroom 4: 12'7 x 9'0 (3.84m x 2.75m)

Bathroom: 8'8 x 6'1 (2.64m x 1.86m)

OUTSIDE

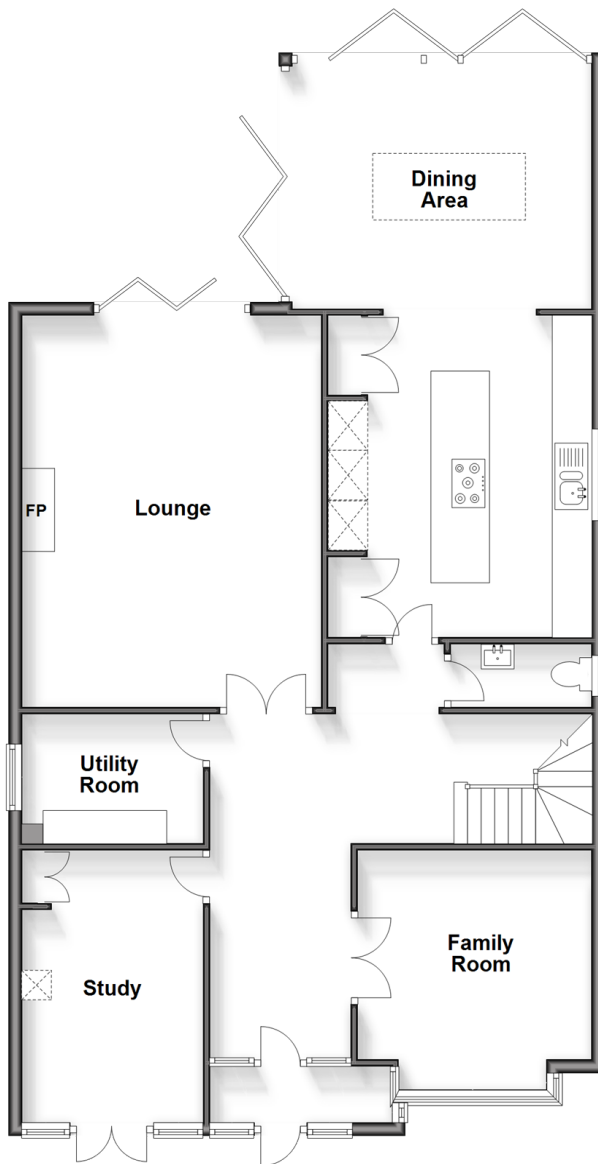
Front Garden

Rear Garden

Driveway

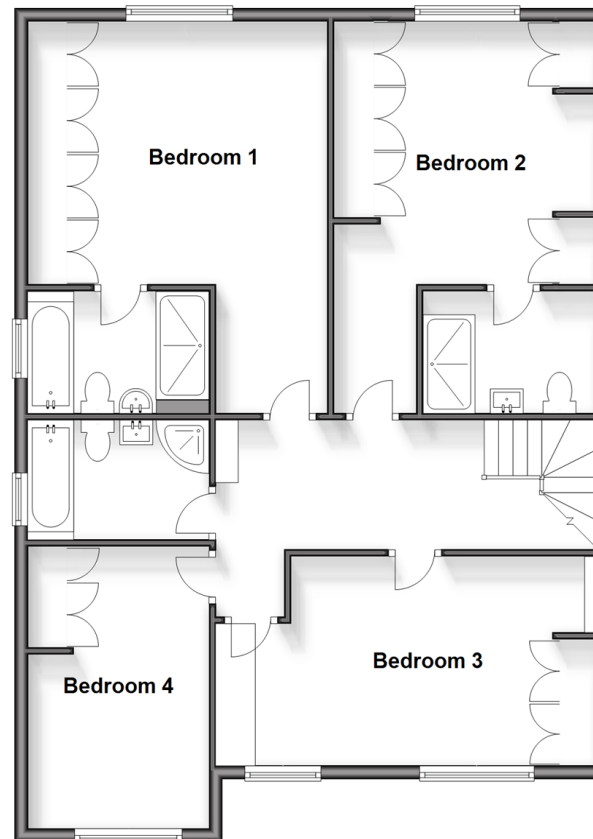
Ground Floor

Approx. 119.9 sq. metres (1290.9 sq. feet)



First Floor

Approx. 99.5 sq. metres (1070.8 sq. feet)





Main features

- Beautifully presented chain free gated detached family home with driveway for several cars
- Stunning kitchen/dining area with bi-fold doors to rear level garden
- 2 en-suites, downstairs cloakroom, study, family room & utility room
- Very desirable road in West Purley with highly regarded schools for all ages
- Walking distance to Purley train station



Nearest Schools

Primary Schools: Margaret Roper Catholic Primary 0.2 miles, Christ Church CoFE Primary (Purley) 0.6 miles, Woodcote Primary 1.0 miles
Secondary Schools: Tudor Lodge School 0.2 miles, Thomas More Catholic School 0.2 miles, The John Fisher



Transport Information

Train Stations: Purley 0.5 miles, Reedham 0.8 miles, Purley Oaks 1.2 miles



Address

Foxley Lane, Purley, Surrey, CR8



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Purley Branch 020 8660 8882 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT:	POTENTIAL:
D(63)	B(32)

21511368/20260228/D1/KV