



5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Woodcote Valley Road | Purley | CR8 3BE

Guide price £950,000

LOFT

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- Sought-after West Purley Location
- Well-appointed fitted wardrobes in each bedroom
- Beautifully designed kitchen that benefits from a separate utility room
- Landscaped rear garden with detached workshop that can be used as an office
- Excellent access to purley station & local amenities
- Stylish interior, built in storage with character features
- Off-street parking in addition to a garage
- Separate upstairs and downstairs W/Cs for everyday convenience





Ground Floor

Entrance Hall

Dining Room

16'0 x 15'0 (4.88m x 4.57m)

Reception Room

16'2 x 12'11 (4.93m x 3.94m)

Kitchen

18'0 x 14'5 (5.49m x 4.39m)

Utility Room

Downstairs W/C

First Floor

Landing

Bedroom 1

16'0 x 13'0 (4.88m x 3.96m)

En-suite

Bedroom 2

14'11 x 14'2 (4.55m x 4.32m)

Bedroom 3

12'2 x 10'0 (3.71m x 3.05m)

Bedroom 4

11'3 x 10'4 (3.43m x 3.15m)

Upstairs W/C

Family Bathroom

Study

7'8 x 7'2 (2.34m x 2.18m)

Outside

Garage

15'7 x 8'4 (4.75m x 2.54m)

Driveway

Garden

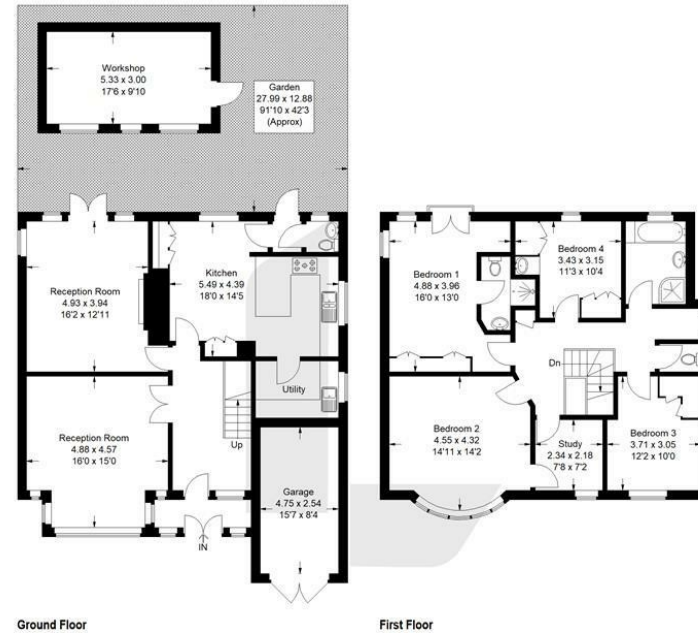
91'10 x 42'3 (27.99m x 12.88m)

Workshop



Woodcote Valley Road, CR8

Approximate Gross Internal Area
 177.8 sq m / 1914 sq ft
 Garage = 11.6 sq m / 125 sq ft
 Outbuilding = 16.0 sq m / 172 sq ft
 Total = 205.4 sq m / 2211 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1305259)

EPC Rating: D

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