



Woodcote Valley Road, Purley CR8 3AL

Welcome to **Woodcote Valley Road, Purley**

Occupying an enviable position on the highly regarded Woodcote Valley Road, this distinguished six-bedroom detached residence offers an outstanding balance of elegant living space, timeless appeal, and exceptional family accommodation.

Set behind a private driveway providing ample off-street parking, the property enjoys an attractive frontage and benefits from an integral double garage. Internally, the home features spacious and well-proportioned living accommodation, including a bright and welcoming reception room which leads through to a sunny conservatory, a separate dining room with a large bay window, a home office, a well-appointed kitchen with plenty of storage and worktop space, two downstairs w/c's and a separate utility room offering added convenience for busy households. The first floor comprises five generously sized bedrooms, providing flexible space for growing families, home working, or guest accommodation. The property is complemented by two well-appointed bathroom facilities and boasts an additional bedroom occupying the whole of the second floor. To the rear, the home enjoys a large private garden, ideal for entertaining, outdoor dining or relaxing with family and friends.

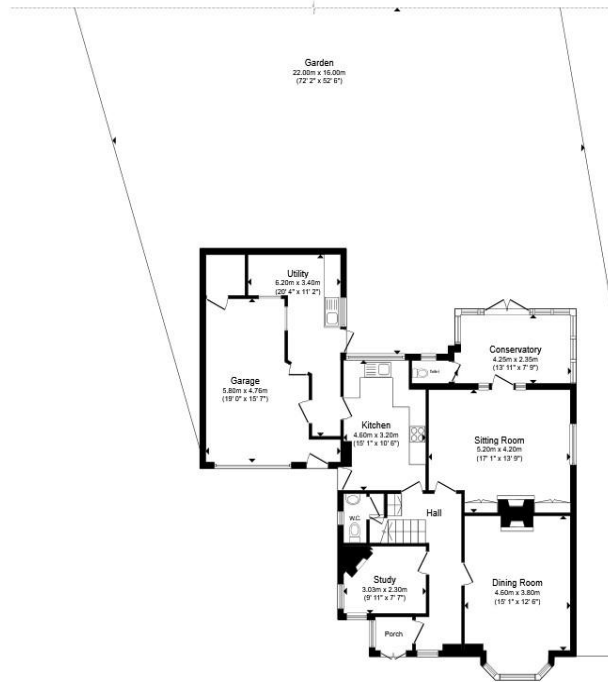


Location

Agent Note:



Basement



Ground Floor



First Floor



Second Floor

Total floor area 269.4 m² (2,900 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Woodcote Valley Road, Purley

- Detached House
- Six Bedrooms
- Large Driveway
- Conservatory
- Two Bathrooms

Tenure: Freehold EPC Rating: E
Council Tax Band: G

offers in excess of

£1,100,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN108161



Property Ref:
SAN108161 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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