36 Manor Way

Purley, CR8 3BH

Offers Over £1,100,000

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Positioned on a popular residential road in West Purley, this impressive five bedroom detached family home offers substantial and versatile accommodation, an attractive landscaped garden and a warm, welcoming feel throughout.

Set back from the road, the property enjoys an appealing traditional frontage with a generous driveway providing ample off street parking alongside a substantial double garage.

Inside, an impressive entrance lobby immediately creates a sense of space and sets the tone for the accommodation beyond. The house has been extended and thoughtfully arranged to provide generous living areas well suited to both everyday family life and entertaining.

The ground floor includes a spacious living room, separate dining room and a generous kitchen/dining area which forms a natural hub of the home. A separate utility room and downstairs WC provide further practicality.

Upstairs, the accommodation is arranged across three split levels, adding character and creating a natural separation between the bedrooms. There are five bedrooms in total, two of which benefit from en-suite shower rooms, together with a family bathroom serving the remaining bedrooms.

Outside, the landscaped rear garden is a real feature of the property. A large patio area immediately outside the house provides an excellent space for outdoor dining and entertaining, while additional tiered lawn areas create a varied and attractive garden beyond.

The property is well placed for Purley town centre, local schools, shops and transport connections. Purley Station provides regular services towards London Bridge, Victoria and Farringdon, while the M23 and M25 offer convenient access towards Gatwick, Heathrow and the wider motorway network.

Altogether, this is a substantial and well presented family home offering generous accommodation, excellent parking, a double garage and an attractive landscaped garden within a popular West Purley setting.

Hallway
9'1" x 8'10" (2.79m x 2.71m)

Living Room
16'4" x 12'9" (4.99m x 3.89m)

Dining Room
12'8" x 18'4" (3.88m x 5.60m)

Kitchen
24'10" x 11'2" (7.57m x 3.41m)

Utility Room
16'2" x 5'0" (4.95m x 1.53m)

WC
2'11" x 5'9" (0.89m x 1.76m)

Garage
16'1" x 22'7" (4.92m x 6.90m)

Landing
7'5" x 5'3" (2.28m x 1.62m)

Bedroom
16'2" x 14'2" (4.94m x 4.34m)

Bedroom
12'7" x 16'0" (3.85m x 4.88m)

Ensuite
5'6" x 11'6" (1.70m x 3.52m)

Bedroom
16'1" x 13'5" (4.92m x 4.10m)

Ensuite
9'7" x 5'3"m (2.93m x 1.62mm)

Bedroom
9'10" x 11'0" (3.00m x 3.37m)

Bedroom
9'3" x 9'4" (2.82m x 2.86m)

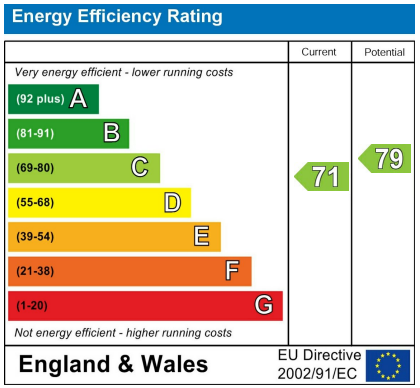
Bathroom
8'9" 7'11" (2.69m 2.42m)

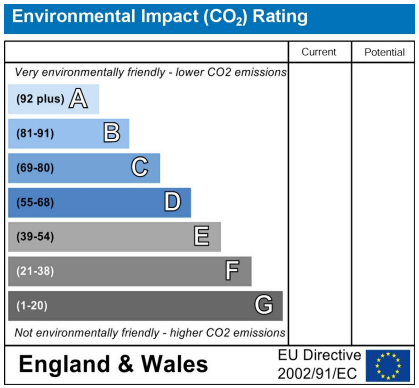
Store Room

Floor Plan

Area Map

Energy Efficiency Graph





Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878
if you wish to arrange a viewing appointment for this property or require further information.

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