



2 Pringle Gardens, Purley
Offers in Excess of £950,000 Freehold

ShineRocks
PROPERTY AGENTS

2 Pringle Gardens

Purley

A handsome five bedroom, three bath/shower room, three reception room, detached family residence with integral double garage, offering ground floor annex potential stpp. Situated on a level South facing plot, in a private gated cul de sac, within walking distance of Purley town centre and railway station. Wood field Primary and St Davids school, Wilsons, John Fisher, Cumnor House school for girls, Whitgift and Wallington girls school are all withing a few minutes drive. Spacious entrance hall, WC, fully fitted kitchen/diner with breakfast area and French doors to rear garden, separate utility room with door to garden, dual aspect living room with fireplace and bi-fold doors to rear paved terrace and garden, dining room with bay window overlooking rear garden, snug/home office, door to integral double garage with gym area. Stairs to first floor landing, principal bedroom with fitted wardrobes and en suite bathroom, bedroom two with fitted wardrobes and en suite shower room, three further bedrooms, family bathroom. Front garden with block paved driveway leading to integral double garage. Secluded South facing rear garden.

- HANDSOME FIVE BEDROOM DETACHED FAMILY RESIDENCE
- THREE BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS + KITCHEN/DINER & UTILITY ROOM
- DOUBLE GARAGE WITH PARTITIONED GYM AREA, OFFERING GROUND FLOOR ANNEX POTENTIAL STPP
- PRIVATE GATED CUL DE SAC OF JUST FOUR HOUSES
- WALKING DISTANCE OF PURLEY RAILWAY STATION & JOHN FISHER SCHOOL, 5-6 MINUTES DRIVE TO WOODFIELD PRIMARY & WILSONS SCHOOLS
- EPC - C, COUNCIL TAX BAND - G (Croydon Council, £4,333.18)







ShineRocks Estate Agents

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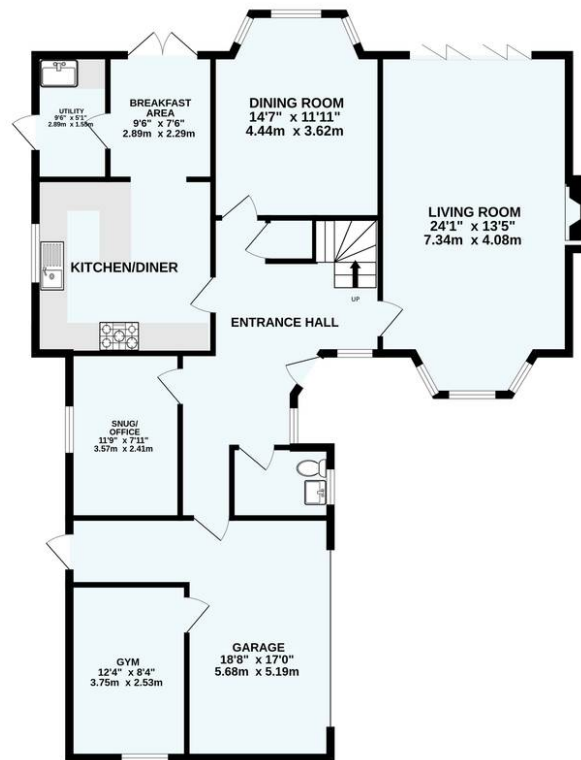
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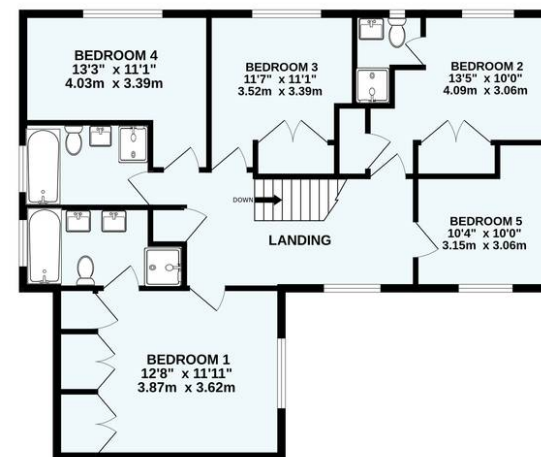
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2454sq.ft. (228.0 sq.m.) approx.
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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.