



Guide Price
£1,075,000

Freehold

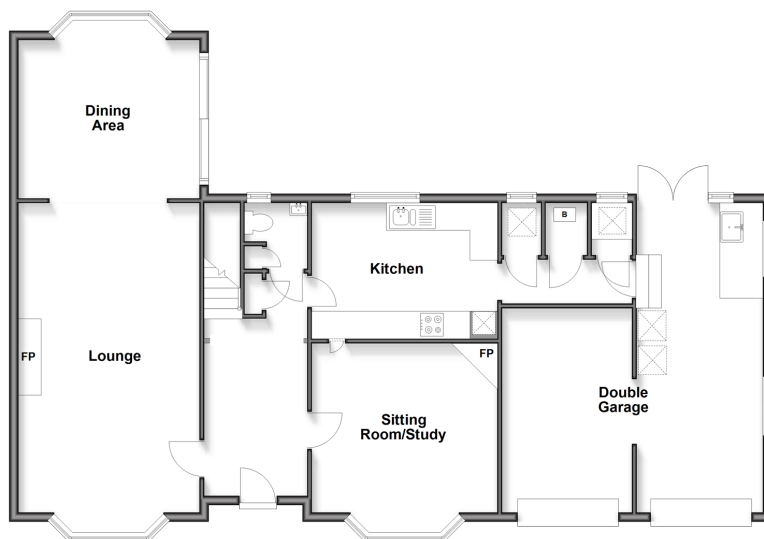
5x  3x  2x 

**Copse Hill, Purley,
Surrey, CR8**

cubitt&west
Helping you move forwards

Ground Floor

Approx. 123.7 sq. metres (1331.6 sq. feet)



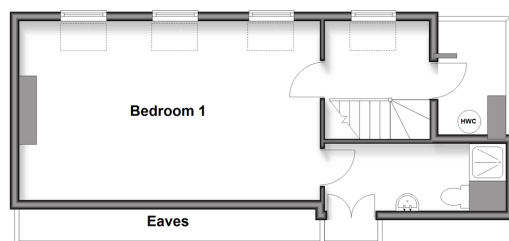
First Floor

Approx. 89.8 sq. metres (966.8 sq. feet)



Second Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall: 16'0 x 7'6 (4.88m x 2.29m)

Lounge/Dining Area: 39'6 x 13'6 (12.05m x 4.12m)

Sitting Room/Study: 14'2 x 13'2 (4.32m x 4.02m)

Kitchen: 13'3 x 10'4 (4.04m x 3.15m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 2: 22'5 x 11'7 (6.84m x 3.53m)

Terrace

Bathroom: 9'9 x 7'6 (2.97m x 2.29m)

Separate Toilet

Bedroom 5: 12'5 x 7'4 (3.79m x 2.24m)

Bedroom 4: 13'0 x 12'9 (3.97m x 3.89m)

Bedroom 3: 14'7 x 11'3 (4.45m x 3.43m)

En-Suite Bathroom: 8'8 x 6'4 (2.64m x 1.93m)

SECOND FLOOR

Landing

Bedroom 1: 20'6 x 14'4 (6.25m x 4.37m)

En-Suite Shower Room: 13'3 x 4'6 (4.04m x 1.37m)

OUTSIDE

Double Garage

Front Garden

Rear Garden



Main features

- Large detached family home in favoured West Purley location
- Double garage & driveway
- Feature fireplaces, 3 bathrooms and downstairs cloakroom
- Large level garden and terrace from bedroom 2
- Exemplary local schools for all ages and vast green open spaces to enjoy walks
- Period features throughout and spacious rooms



Nearest Schools

Primary Schools: Woodcote Primary 0.2 miles, Beaumont Primary 0.6 miles, Margaret Roper Catholic Primary 1.0 miles
Secondary Schools: Woodcote High School 0.2 miles, Lodge School 0.5 miles, Tudor Lodge School 0.8 miles



Transport Information

Train Stations: Reedham 0.4 miles, Coulsdon 0.7 miles, Purley 0.9 miles



Address

Copse Hill, 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



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding



21510886/20260620/D1/KV