

RAYNERS
TOWN & COUNTRY

# 6 FURZE LANE,
## PURLEY, SURREY, CR8 3EG

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Rayners are delighted to offer this magnificent family home on the prestigious Webb Estate in Purley, conveniently located for local amenities and the station.
With over 3,000 square feet of spacious, flexible accommodation, the property blends period elegance with modern comfort.
The heart of the home is a luxurious fitted kitchen and dining area with a full range of fitted appliances. It opens into a bright, spacious lounge featuring a substantial roof lantern and bi-fold doors onto the patio, overlooking the garden. The ground floor also includes a boot room with access to the kitchen and garden, an additional reception room, a separate study, a cinema room, a cloakroom and a utility room.
Upstairs are five double bedrooms, including a principal suite with stunning en-suite facilities, and a family bathroom. Bespoke design, beautiful finishes, carefully chosen wallpaper and elegant décor create a luxurious feel.
Set well back behind established shrubs and landscaped hedging, the property benefits from a driveway and double garage.
The beautifully landscaped rear gardens are ideal for relaxing and entertaining, with attractive patios, a delightful children's playhouse, a lawn and mature planting.
The sought-after Webb Estate is a designated conservation area that has retained its distinctive character. Highly regarded private, grammar and state schools are nearby, alongside a range of amenities including sports clubs, two golf courses and tennis clubs. Purley Station offers mainline services to London in under half an hour, while the M23, M25 and Gatwick Airport are within easy reach.
























TOTAL FLOOR AREA = 295.9 sq m / 3185 sq ft (Approx)
GARAGE = 30.9 sq m / 332 sq ft (Approx)
TOTAL = 326.8 sq m / 3517 sq ft (Approx)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.







Additional notes: This property is subject to convents for the Webb estate and is in a designated conversation area.
There is four large trees in the back garden that have a tree preservation order.

**Tenure: Freehold** **Local Authority: Croydon council** **Council Tax Band: F** **EPC Rating: TBC**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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