



54 Plough Lane, Purley, CR8 3QE

Offers In Excess of £1,150,000

ShineRocks
PROPERTY AGENTS

54 Plough Lane

Purley, CR8 3QE

A beautifully presented and imposing, Webb built, 1900's Edwardian, six/seven bedroom, three reception room, semi detached family residence. Potential for self contained annex (garage, utility, bedroom 4 and shower room). Approached via a sweeping block paved driveway with off street parking for up to 6 cars. Located within walking distance of John Fisher school, Purley Town Centre and railway station. Open porch, entrance hall, study/snug, living room with stone fireplace and french doors to garden, double aspect dining room with bay window and Edwardian wooden fireplace. Double aspect kitchen/breakfast room, pantry, access to garage via kitchen, access also from front of the house. Utility room with access to garden, downstairs WC, stairs up to Guest Suite/Bedroom 4 and guest shower room. Stairs to first floor, principal bedroom with fitted wardrobes, principal ensuite with shower and bath. Bedroom 2 with dual aspect windows, Bedroom 3, Bedroom 5 with fitted wardrobes, Bedroom 6, Loft room/bedroom 7.

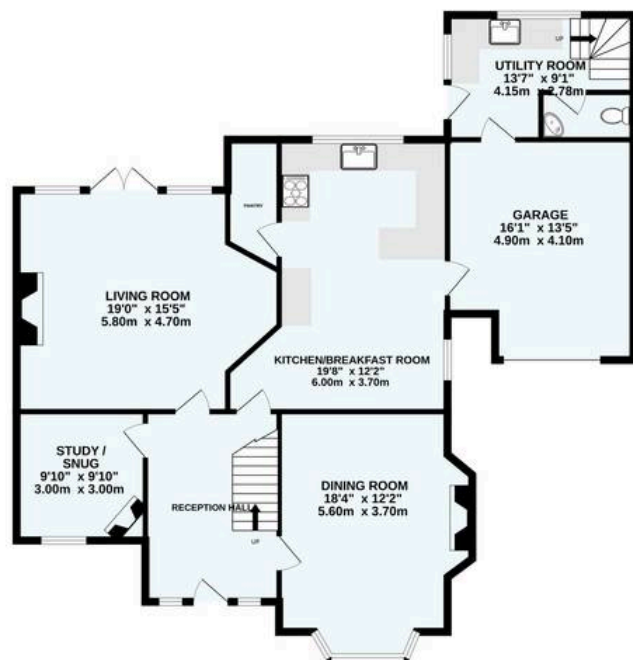
Level, fully fenced, beautifully mature rear garden with paved terrace. Block paved driveway with parking for up to 6 cars.

- BEAUTIFUL 1900s WEBB BUILT SEMI DETACHED FAMILY HOME
- SIX/SEVEN BEDROOMS
- THREE RECEPTION ROOMS
- THREE BATH/SHOWER ROOMS
- POTENTIAL TO CREATE SELF CONTAINED ANNEX
- LOVELY LEVEL REAR GARDEN WITH PAVED TERRACE
- WALKING DISTANCE OF GOOD SCHOOLS, PURLEY TOWN CENTRE & RAILWAY STATION
- COUNCIL TAX - G (Croydon Council, £4,333.18), EPC RATING - D





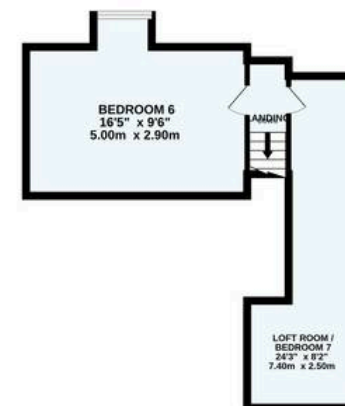
GROUND FLOOR
1318 sq.ft. (122.4 sq.m.) approx.



1ST FLOOR
1263 sq.ft. (117.3 sq.m.) approx.



2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 2898 sq.ft. (269.2 sq.m.) approx.

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ShineRocks Estate Agents

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ShineRocks
P R O P E R T Y A G E N T S

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.