



Guide Price
£1,250,000

Freehold

5x  2x  3x 

**Woodcote Park Avenue,
Purley, Surrey, CR8**

OVER 60?

Secure this property
for up to **59% less!**

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Accommodation

GROUND FLOOR

Porch

Entrance Hall

Utility Room

Cloakroom 1

Lounge : 24'9 x 15'9 (7.55m x 4.80m)

Dining Room : 15'8 x 13'8 (4.78m x 4.17m)

Kitchen: 16'3 x 10'7 (4.96m x 3.23m)

Sitting Room : 12'5 x 8'9 (3.79m x 2.67m)

Pantry

Larder

Cloakroom 2

Workshop



FIRST FLOOR

Landing

Bedroom 1: 17'7 x 16'5 (5.36m x 5.01m)

En-Suite Bathroom: 10'8 x 8'5 (3.25m x 2.57m)

Dressing Room

Bedroom 2: 15'9 x 15'8 (4.80m x 4.78m)

Bedroom 3: 15'9 x 14'6 (4.80m x 4.42m)

Bedroom 4: 11'9 x 10'9 (3.58m x 3.28m)

Bedroom 5: 12'6 x 8'1 (3.81m x 2.47m)

Bathroom: 7'6 x 6'1 (2.29m x 1.86m)

Separate Toilet



OUTSIDE

Driveway

Double Garage

Rear Garden

Front Garden



Main features

- Expansive panoramic wrap around corner plot in the desirable Woodcote Estate
- Set back from the road, enclosed and established garden
- Part of the Historic Woodcote Resident's association
- Winner of the 1939 Ideal Home exhibition, original character with potential for loft conversion



Nearest Schools

Primary Schools: Woodcote Primary 0.6 miles, Margaret Roper Catholic Primary 1.1 miles, Amy Johnson Primary 1.1 miles
Secondary Schools: Lodge School 0.2 miles, Woodcote High School 0.5 miles, Surrey Hills School 0.6 miles



Transport Information

Train Stations: Reedham 1.0 miles, Coulsdon 1.1 miles, Purley 1.3 miles



Address

Woodcote Park Avenue, Purley, Surrey, CR8



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:
	E(39)	C(72)

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