

GREEN LANE, PURLEY, CR8

£1,395,000

FREEHOLD

Winkworth





GREEN LANE
PURLEY, CR8

LOCATED IN A HIGHLY SOUGHT-AFTER RESIDENTIAL ROAD IN WEST PURLEY, THIS FANTASTIC PROPERTY SITS ON A GENEROUS PLOT, WITH A SECLUDED REAR GARDEN.

Purley and its surrounding area is an easy commute into the City and West End (Southern Rail) and has quick access to the M25/M23 and Gatwick airport. The town centre is a short walk away and has plenty of useful independent and high street shops, restaurants, cafes, pubs, gyms and supermarkets.

The area is renowned for many excellent state and private schools locally, which include the John Fisher School - a high performing Catholic all boys state school, Laleham Lea Primary School - a co-educational prep-school, Oakwood School - a co-educational Catholic primary and Riddlesdown Collegiate. Following their outstanding OFSTED result in 2016, Riddlesdown Collegiate has furthered its success in being awarded the World Class Schools Quality Mark. Grammar and Independent schools include: Wallington Girls, Whitgift, Wilsons, Woodcote, Christchurch and Beaumont.







GREEN LANE

PURLEY, CR8

A charming four/five bedroom detached house full of character, found on one of West Purley's most desirable residential roads. The property occupies a larger than average plot, and is offered to the market with no onward chain. The property is light, spacious and in an excellent location, making it a great family home.

This substantial property has a great feeling from the moment you walk through the door and provides just over 2940 sq/ft of accommodation over two floors. With further scope for extension to the side over the double garage, and to the rear subject to the usual consents, and a beautiful secluded level rear garden, this house is sure to attract a great level of interest.

The ground floor accommodation has a bright open plan feel throughout and briefly consists of; a beautiful and welcoming hallway with wood flooring, two generous reception rooms, including the fabulous main reception room which is 32ft in length and dual aspect with a bay window and feature fireplace, an adjacent rear facing sitting room with doors to the garden, a modern fitted kitchen/breakfast room, a study or home office which is currently used as a fifth bedroom with its complimentary downstairs shower room.

From the first floor landing you access the four double bedrooms, and the large family bathroom. The principal bedroom has dressing room and ensuite bathroom which is currently unfinished. All the rooms have a great feeling of light and wonderful high ceilings.

Outside, the attractive rear garden extends to approximately 108ft with a range of mature shrubs and trees, and a large lawn area, with a patio adjacent to the house. The generous front carriage driveway provides access to the double garage and ample off street parking.

This house presents a wonderful opportunity to create a long-term family home, combining generous open-plan living spaces with versatile reception rooms and seamless garden access - ideal for comfortable family living and hosting larger gatherings of family and friends.

BANSTEAD OFFICE
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AT A GLANCE…

- Covered Storm Porch
- Entrance Hall
- Main Reception Room - 34’2” x 18’7” (10.42m x 5.67m)
- Sitting Room - 20’4” x 20’0” (6.20m x 6.10m)
- Kitchen/Breakfast Room - 22’10” x 22’0” (6.95m x 6.89m)
- Study/Bedroom 5 - 13’7” x 13’6” (4.15m x 4.11m)
- Downstairs Shower Room

- Bedroom 1- 15’9” x 13’7” (4.81m x 4.15m)
- Dressing Room - 10’6” x 10’3” (3.20m x 3.15m)
- Ensuite (Unfinished)
- Bedroom 2 - 15’5” x 15’5” (4.70m x 4.70m)
- Bedroom 3 - 13’2” x 12’0” (4.01m x 3.65m)
- Bedroom 4 - 11’10” x 9’9” (3.60m x 2.96m)
- Family Bathroom

- Double Garage - 20’4” x 18’3” (6.20m x 5.55m)
- Rear Garden - 108’ (32.95m) approximately
- Council Tax - Band G









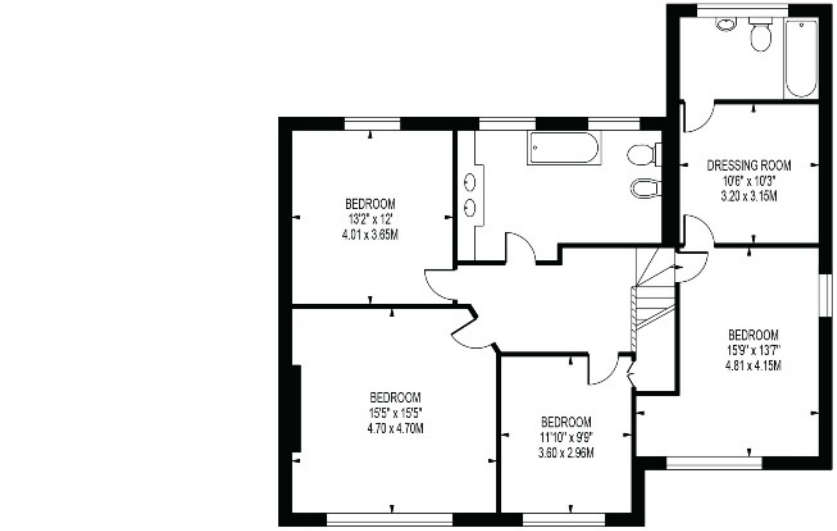




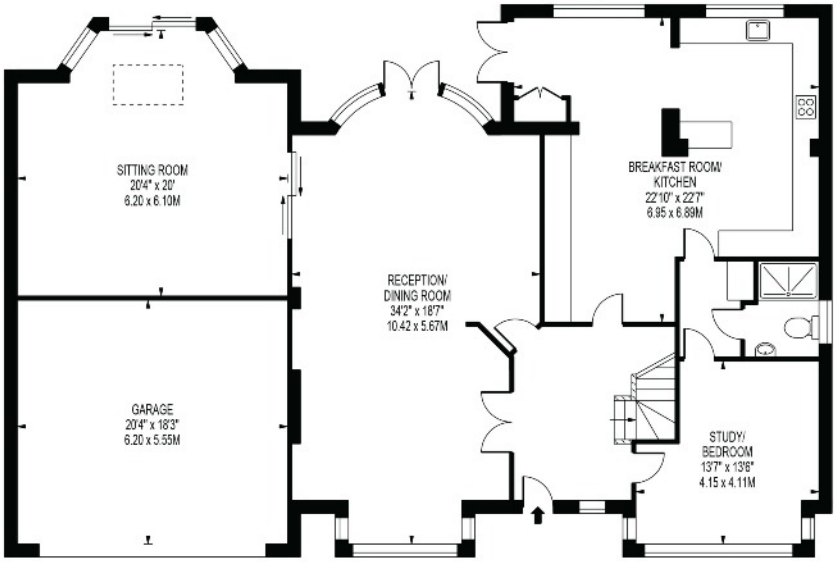


GREEN LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2941 SQ FT - 273.24 SQ M**
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **370 SQ FT - 34.41 SQ M**



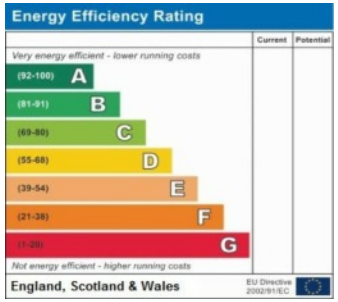
FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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See things differently.