



PRICE £750,000 FREEHOLD

6 GROVELANDS ROAD, WEST PURLEY, SURREY, CR8 4LA

**ShineRocks**  
PROPERTY AGENTS



A recently extended and refurbished, three/four bedroom, three bath/shower room, two reception room, detached family residence offering adaptable accommodation with downstairs bedroom and shower room, front and rear gardens, off street parking and detached double garage.

THE ACCOMMODATION COMPRISES: ENTRANCE HALL, FULLY FITTED KITCHEN, OPEN PLAN LIVING ROOM/ DINING ROOM, SITTING ROOM/BEDROOM THREE, GROUND FLOOR SHOWER ROOM, BEDROOM FOUR WITH FITTED WARDROBES, STAIRCASE TO FIRST FLOOR LANDING, BEDROOM ONE WITH EN-SUITE SHOWER ROOM, BEDROOM TWO, FAMILY BATHROOM. DETACHED DOUBLE GARAGE.





**DESCRIPTION** A beautifully presented, three/four bedroom, three bath/shower room, two reception room, detached family residence, approached via a tarmac driveway leading to a detached double garage. Located in a sought after ultra convenient location, within walking distance of both Purley and Reedham stations. Gated entrance from front garden, leading to main garden area with pathway leading to front door. Entrance hall, downstairs shower room, fully fitted kitchen, lounge/dining room with two sets of French doors accessing main South facing patio area and third set of French doors leading to rear courtyard garden, sitting room/bedroom three with French doors, bedroom four with fitted cupboards. Staircase rising to first floor landing, master bedroom with en-suite shower room, bedroom two, family bathroom. Front garden with double gate to main South facing garden, side gate to rear paved courtyard garden.

**AMENITIES** The property is situated on a level in a sought after West Purley road, within approximately half a mile of Purley Town centre with railway station serving London Bridge, Victoria and Clapham Junction within 30/22/14 minutes. The property is situated within walking distance of Purley Town Centre, a prosperous and popular residential town with a host of high street brands including Tesco, Sainsbury's Local, Costa Coffee and Pizza Express, Laura Ashley, not to mention a varied selection of other restaurants, cafes and designer boutiques. Larger retailers such as Marks and Spencer, John Lewis, DFS and IKEA are all within a short drive, located on the Purley Way. There is a good selection of state and private schools including, St Davids, Woodcote Schools, Cumner House, John Fisher, Whitgift School and Croydon High for Girls, all within a short distance. Purley offers a choice of nearby sports facilities including Purley Leisure Centre, numerous golf clubs and the locally respected Purley Sports Club with its array of sports facilities including tennis, squash, bowls, hockey and cricket.

**OUTSIDE FRONT GARDEN:** Driveway with off street parking for several cars, leading to detached double garage, area to one side mainly laid to lawn, young tree and a selection of shrubs, gate to main South facing part walled garden.

**MAIN GARDEN:** Accessed via three sets of French doors from the sitting room and lounge/dining room, patio and pathway leading to double gate accessing front garden, the main garden area is South facing, part walled or fully fenced to all sides, mainly laid to lawn. Gated side access to rear courtyard garden.

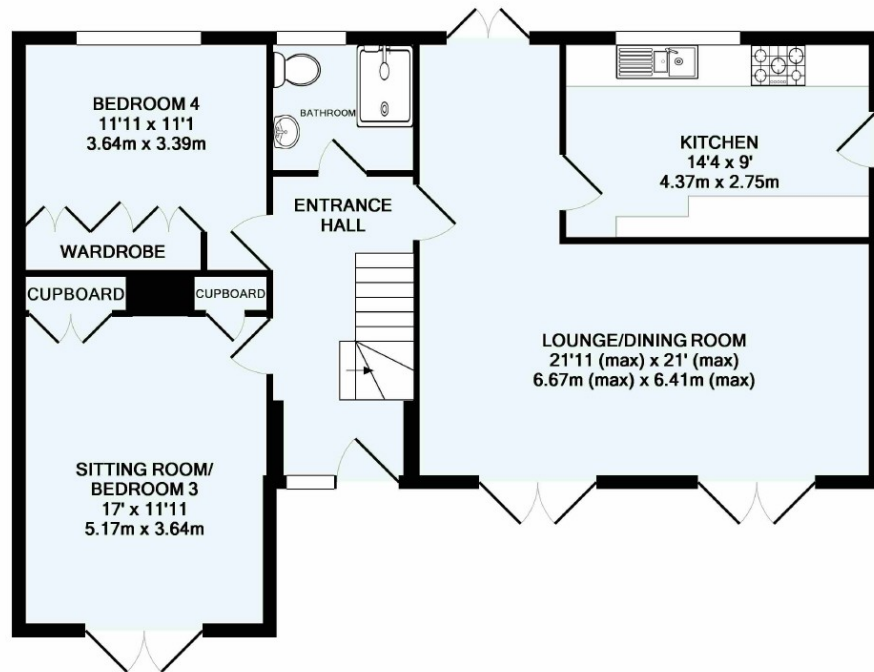
**REAR COURTYARD GARDEN:** Accessed via French doors from living/dining room, crazy paved patio, steps to further paved area, space for large shed and dog kennel.

**EPC 77 - 85**

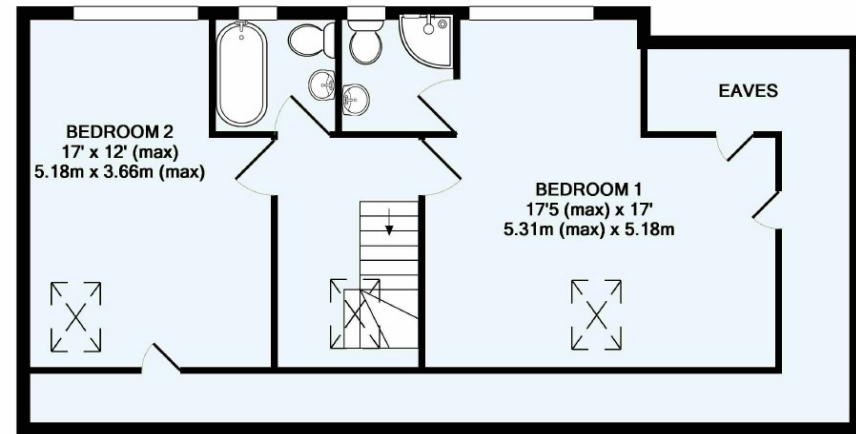


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GROUND FLOOR  
APPROX. FLOOR  
AREA 938 SQ.FT.  
(87.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 771 SQ.FT.  
(71.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1708 SQ.FT. (158.7 SQ.M.)

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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.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

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