



OFFERS IN EXCESS OF £850,000 FREEHOLD

2C PEAKS HILL, PURLEY, SURREY, CR8 3JE

ShineRocks  
PROPERTY AGENTS

An extremely spacious and individual, four bedroom, three bath/shower room, two reception room detached architect designed family residence, approached via a long gravel driveway leading to detached garage with electric roller door. The property is located in a most sought after premier road, withing walking distance of numerous good schools, Purley town centre and railway station.

THE ACCOMMODATION COMPRISES: LARGE COVERED ENTRANCE PORCH, RECEPTION HALL WITH VAULTED CEILING, DINING ROOM WITH VAULTED CEILING, DOUBLE ASPECT LIVING ROOM, FULLY FITTED KITCHEN/BREAKFAST ROOM, SEPERATE UTILITY ROOM, GROUND FLOOR DOUBLE BEDROOM WITH EN-SUITE, THREE UPSTAIRS BEDROOMS, EN-SUITE SHOWER ROOM & FAMILY BATHROOM, DETACHED GARAGE.





**DESCRIPTION** A five year old Architect designed, four double bedroom, three bath/shower room, two reception room, detached family residence, approached via a long gravel driveway leading to recently built detached garage with car port to one side. The property is located in a much sought after premier road, within walking distance on numerous good schools, Purley town centre and railway station. Large covered porch, entrance hallway with vaulted ceiling, double doors to dining room with vaulted ceiling and bi-fold doors, living room with bi-fold doors opening on to rear terrace, double aspect fully fitted kitchen/breakfast room with French doors to rear terrace, utility room, WC. Ground floor double bedroom with en-suite shower room. Stairs to first floor spacious first floor landing, three further double bedrooms, en-suite shower room, family bathroom. Fully fenced level West facing rear garden.

**AMENITIES** The property is situated in a much sought after, premier Purley road, within easy reach 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 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, Wilsons, Wallington Girls, 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. There is easy access by car to the M25, M23, Gatwick Airport and the major motorway network making this a superb location for any commute.

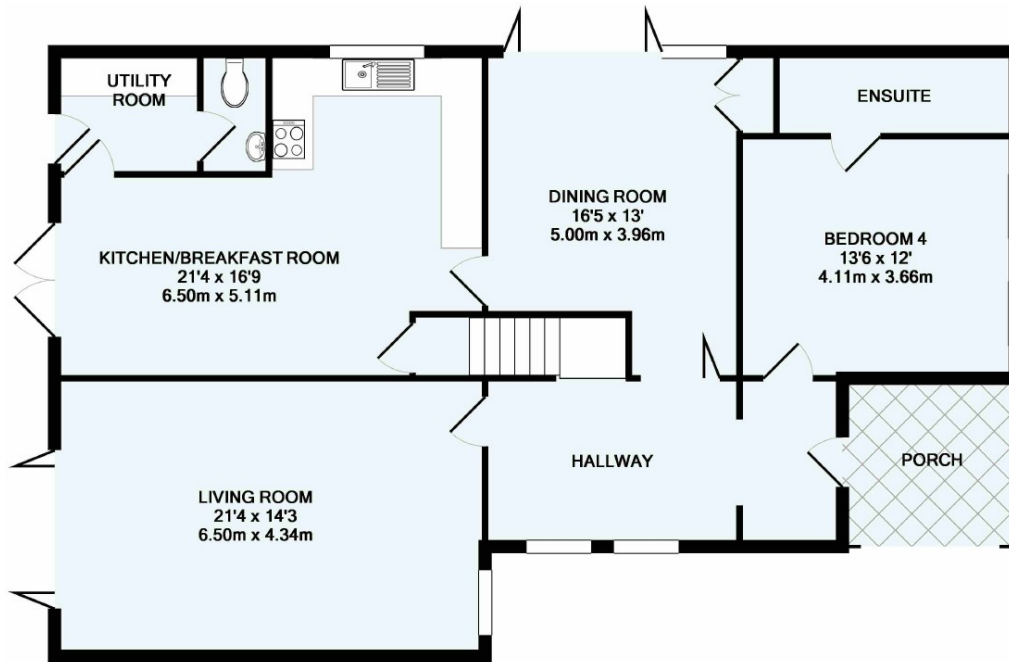
**OUTSIDE FRONT GARDEN:** Approached from Peaks hill, via a long gravel driveway with off street parking for several cars, leading to detached garage with electric roller door. Totally enclosed to each side by close boarded fencing with a variety of mature shrubs and plants.

**REAR GARDEN:** Accessed from the kitchen/breakfast room, utility room and lounge as well as side access from the dining room. Paved patio opening on to level West facing garden, mainly laid to lawn and fully enclosed by wooden fencing, access to front garden.

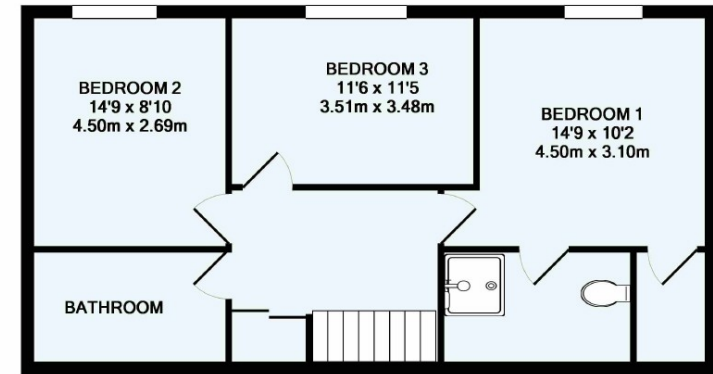
**EPC 83 - 90**

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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1937 SQ.FT. (179.9 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

DRAFT DETAILS - AWAITING VENDOR'S APPROVALSHINEROCKS

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