



OFFERS IN EXCESS OF £950,000 FREEHOLD

28B PEAKS HILL, PURLEY, SURREY, CR8 3JF

ShineRocks
PROPERTY AGENTS

An attractive and spacious family home, situated on a level plot in a premier road within a two minute walk of John Fisher school. The property is built to a good standard with a concrete first floor, offering six bedrooms, three bath/shower rooms and three reception rooms, with further extension potential to the rear (stpp).

THE ACCOMMODATION COMPRISES: COVERED PORCH, RECEPTION HALL, WC, SITTING ROOM, STUDY, FAMILY ROOM, FULLY FITTED KITCHEN/BREAKFAST/FAMILY ROOM, UTILITY ROOM, MASTER BEDROOM WITH WALK IN WARDROBE AND EN SUITE, GUEST BEDROOM WITH EN SUITE, FOUR FURTHER BEDROOMS, FAMILY BATHROOM, DETACHED DOUBLE GARAGE.





DESCRIPTION A double fronted, six bedroom, three bath/shower room, three reception room detached family residence, built to a good standard with a concrete first floor, also offering further extension potential to the rear (stpp), situated on a large level plot at the end of a long gravel driveway leading to detached double garage. The property is located in a sought after and secluded location, within walking distance of John Fisher school, Purley town centre and railway station. Covered porch, WC, reception hall, double aspect sitting room with fireplace, study overlooking front garden, family room with French doors to rear patio, large fully fitted kitchen/breakfast/family room with conservatory end and French doors to rear patio, utility room. Staircase to spacious landing, master bedroom with walk-in wardrobe and en suite bathroom, guest bedroom with en suite shower room, three further first floor bedrooms, family bathroom. Door to stairs leading to second floor bedroom six offering potential for en suite (stpp). Front garden with gravel driveway leading to detached double garage. Mature level rear garden, mainly laid to lawn.

AMENITIES The property is situated at the end of a long gravel driveway, 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, with John Fisher within a two minute walk, other nearby schools include St Davids, Woodcote Schools, Cumner House, Wilsons, Wallington Girls, St Philomena's, 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.

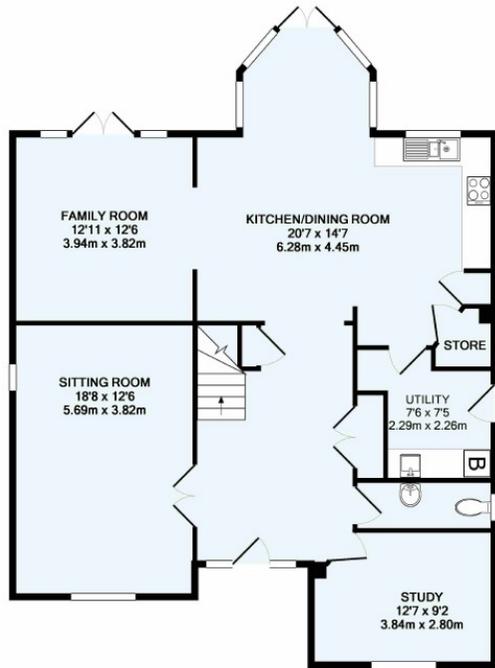
OUTSIDE FRONT GARDEN: Gravel driveway with parking for several cars, leading to detached double garage. Level lawn with mature shrub borders and pathway leading to front door. Side gate to rear garden.

REAR GARDEN: Accessed from the family room, kitchen/breakfast room and utility room, leading to a large paved patio. Large level rear garden, mainly laid to lawn with a variety of mature shrubs and trees.

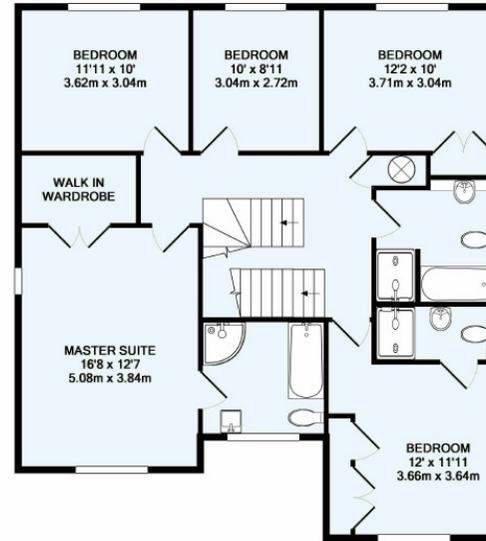
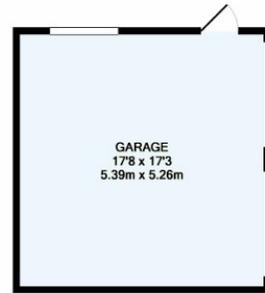
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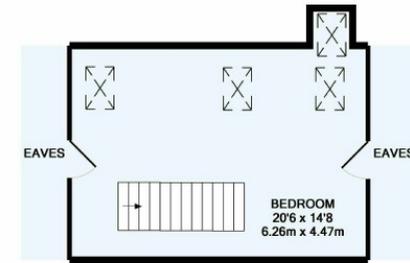
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 2861 SQ.FT. (265.8 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 APPROVAL SHINEROCKS

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