



OFFERS IN EXCESS OF £625,000 FREEHOLD

49 MOUNT PARK AVENUE, SOUTH CROYDON, SURREY, CR2 6DW

ShineRocks
PROPERTY AGENTS

THE ACCOMMODATION COMPRISES: ENTRANCE HALL, DOUBLE ASPECT LIVING ROOM, CONSERVATORY, WC, DINING ROOM, KITCHEN, STAIRS TO FIRST FLOOR LANDING, THREE BEDROOMS, SINGLE GARAGE, SUMMER HOUSE/HOME OFFICE.





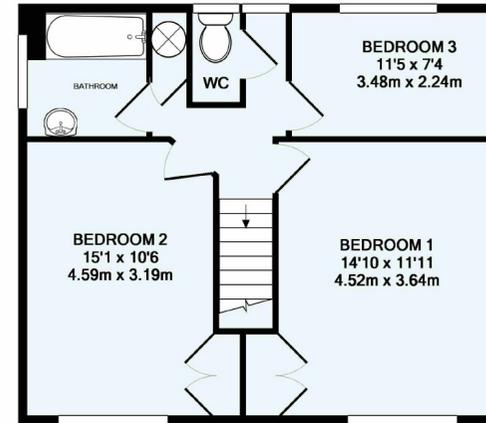
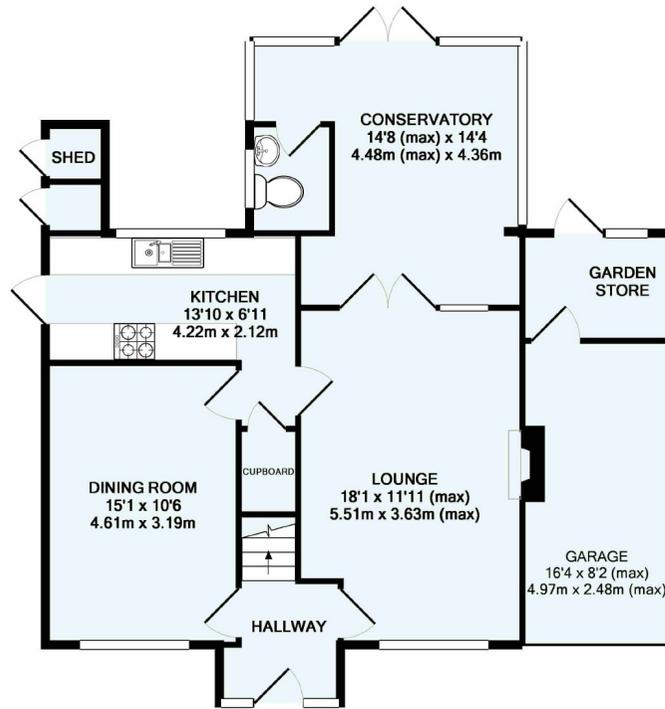
DESCRIPTION A charming, 1930's, double fronted, three bedroom, two/three reception room detached cottage style home which has been extended by current vendors who have added a delightful conservatory/garden room and down stairs WC, situated on a level plot within a much sought after tree lined avenue, within easy walking distance of Purley Oaks and Purley railway stations. Entrance hall, double aspect living room with fireplace and window overlooking the front garden, double doors to double glazed conservatory with French doors to rear garden, WC, dining room overlooking front garden, fitted kitchen with side door to rear garden. Stairs to the first floor landing, three bedrooms, family bathroom and WC. Well screened front garden with driveway leading to single garage, mature secluded rear garden with Summer house and large shed.

AMENITIES Conveniently situated within an easy walk 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, cafe's and designer boutiques. South Croydon's restaurant quarter is also on the door step offering a huge range of enticing eateries. Larger retailers such as John Lewis, DFS and IKEA are all within a short drive, located on the Purley Way. Purley Oaks Station is within a 15 minute walk offering trainlinks to London Bridge and Victoria within 25/22 minutes. There is a good selection of state and private schools including, Wallington Boys and Girls Schools, Cumnor House, John Fisher, Whitgift school and Croydon High, 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 including tennis, squash, bowls, hockey and cricket.

OUTSIDE

EPC 64 - 77

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GROUND FLOOR
APPROX. FLOOR
AREA 940 SQ.FT.
(87.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 567 SQ.FT.
(52.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1507 SQ.FT. (140.0 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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