



OFFERS IN EXCESS OF £900,000 FREEHOLD

46 FURZE LANE, WEBB ESTATE, PURLEY, SURREY, CR8 3EG

ShineRocks
PROPERTY AGENTS

An attractive 1906 Edwardian, semi-detached residence offering excellent family accommodation over two floors. The property is located in a much sought after private road, within the Webb Estate Conservation area, offering extension potential to both side and rear subject to planning permission.

THE ACCOMMODATION COMPRISES: COVERED PORCH, RECEPTION HALL, WC, LIVING ROOM, DINING ROOM, STUDY, KITCHEN/BREAKFAST ROOM, LOBBY WITH DOOR TO GARDEN, UTILITY ROOM, STAIRS TO FIRST FLOOR LANDING, MASTER BEDROOM WITH EN SUITE BATHROOM, FOUR FURTHER BEDROOMS, FAMILY BATHROOM, WC, TWO DETACHED SINGLE GARAGES.





DESCRIPTION An imposing and characterful, 1906 Webb built, five double bedroom, three reception room, two bathroom, semi-detached family residence, situated on a wide plot offering extension potential to both side and rear (stpp), located in a private road within the much sought after Webb Estate conservation area, within walking distance of Purley Town centre and railway station. Pedestrian access with pathway leading to front door, covered porch, double aspect reception hall, living room with open fireplace and door to rear garden, elegant double aspect dining room with feature arches and fireplace, study overlooking front garden, kitchen open plan to breakfast room overlooking front garden, door to side garden area, lobby area with doors to WC and utility room, door to rear garden. Period staircase to first floor landing, master bedroom with en-suite bathroom and built in wardrobes, four further bedrooms, family bathroom, separate WC. Front garden with driveway leading to single garage. Large mature secluded rear garden.

AMENITIES The property is located in a private road, within the exclusive Webb Estate conservation area, within minutes walk of Purley Town centre with railway station serving London Bridge, Victoria and Clapham Junction within 19/23/14 minutes, as well as shopping facilities, bars and restaurants. 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 and social facilities, bar and restaurant including tennis, squash, bowls, hockey and cricket. The area is known for many excellent schools to include Wallington Boys and Girls, Woodcote, Wilsons, Whitgift, Croydon High, Old Palace, St David's and Cumnor House, to name but a few. 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.

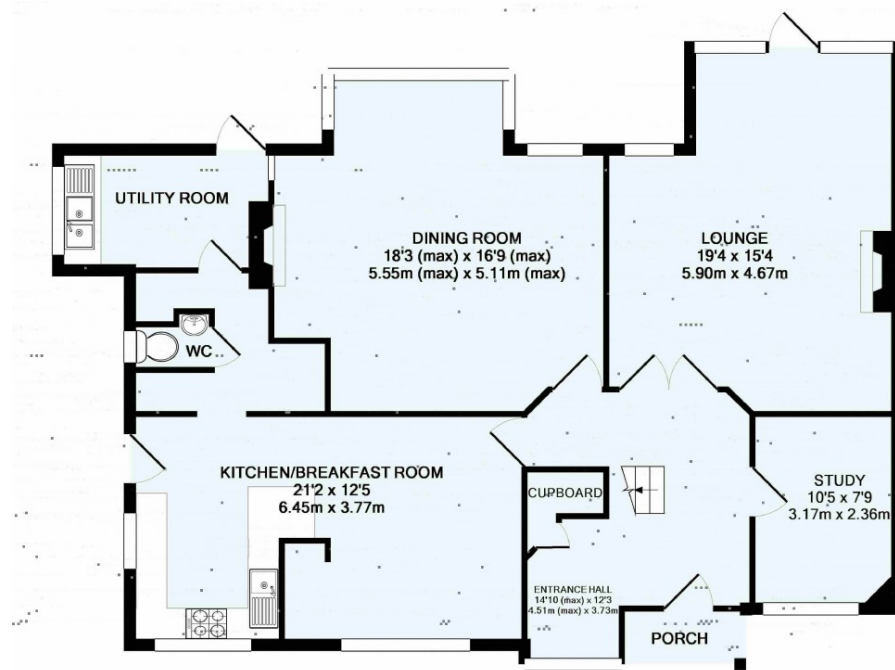
OUTSIDE FRONT GARDEN: Bordered by mature hedging to three sides, driveway with parking for several cars leading to detached single garage, pedestrian access with pathway leading to front door, mainly laid to lawn with gated access to rear garden and second single garage.

REAR GARDEN: Accessed from the living room, kitchen and utility area off of the kitchen/breakfast room, steps down to large level lawn with further garden areas to both one side an rear, garden sheds, bordered by mature hedging and trees.

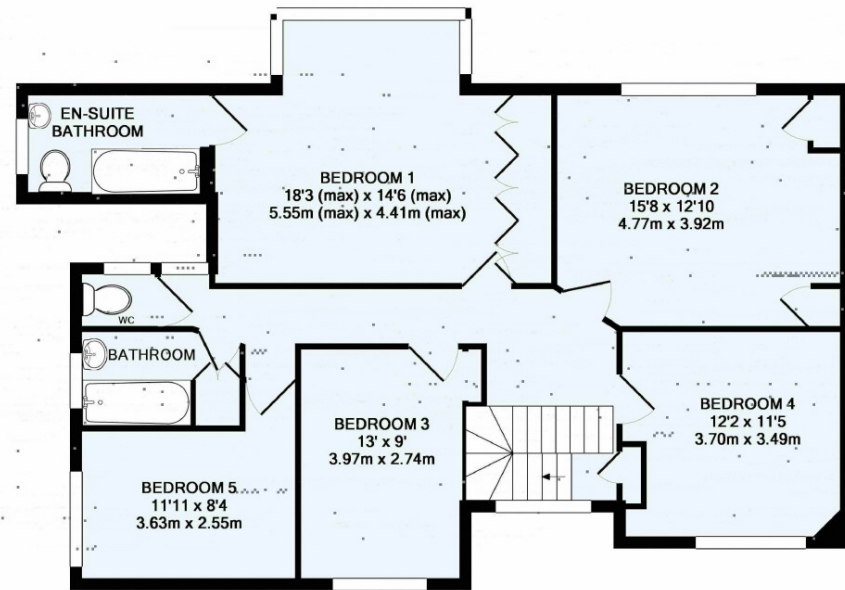
EPC 53 - 77

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GROUND FLOOR
APPROX. FLOOR
AREA 1212 SQ.FT.
(112.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1061 SQ.FT.
(98.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2273 SQ.FT. (211.1 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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