



OFFERS IN EXCESS OF £400,000 LEASEHOLD
19A UPPER WOODCOTE VILLAGE, WEBB ESTATE, PURLEY, CR8 3HF

ShineRocks
PROPERTY AGENTS

A totally refurbished, two bedroom, two bath/shower room, first floor apartment with large open plan triple aspect lounge/dining room and kitchen. The property is accessed via it's own private entrance to the rear of The Lord Roberts on The Green, located within the Webb Estate conservation area, directly opposite Upper Woodcote Village Green.

THE ACCOMMODATION COMPRISES: ENTRANCE HALL/ STUDY AREA, STAIR TO FIRST FLOOR LANDING, STORE CUPBOARD, BEDROOM ONE WITH EN-SUITE, BEDROOM TWO, FAMILY BATHROOM, TREBLE ASPECT LOUNGE/ DINING ROOM. OPEN PLAN KITCHEN.





DESCRIPTION A once in a lifetime opportunity to acquire this totally refurbished, first floor, two bedroom, two bath/shower room apartment, offering fine views to the front over Upper Woodcote Village Green. The property is located within the much sought after Webb Estate conservation area and in our opinion, offers a rather special lifestyle opportunity, with The Lord Roberts on the Green on your doorstep. Gated access to private pathway from Upper Woodcote Village, leading to small private garden, mainly laid to lawn, steps to patio area and front door. Entrance hall/study area, stairs to first floor landing, store cupboard, bedroom one with en-suite shower room, bedroom two, family bathroom, triple aspect lounge/dining room, open plan to kitchen area.

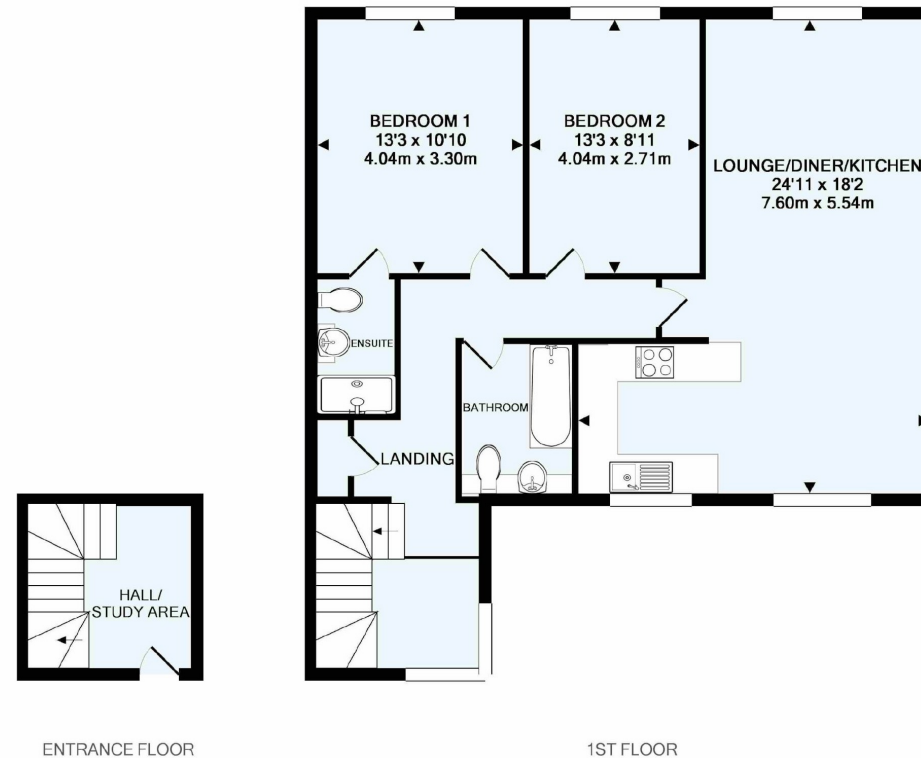
AMENITIES The property is located in the exclusive Webb Estate conservation area, situated opposite the village green, above The Lord Roberts on The Green with its coffee shop and deli offering artisan produce as well as your daily necessities including newspapers & milk. A 15-20 minute walk to Purley Town centre and railway station. Purley offers 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. Purley station is just a 10-12 minute walk benefitting from regular trains to East Croydon, with London Bridge/Victoria just 23 minutes away. The area is known for many excellent schools to include Wallington Boys and Girls, Woodcote, Whitgift, Croydon High, St David's and Cumner, 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 Pathway accessed from Upper Woodcote Village, leading to private garden area, mainly laid to lawn. Steps to patio area and front door.

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ENTRANCE FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 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

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