



PRICE £875,000 FREEHOLD

92A PURLEY DOWNS ROAD, SOUTH CROYDON, SURREY, CR2 0RB

**ShineRocks**  
PROPERTY AGENTS



If you are looking for a bright, modern open plan family home, then look no further. With a spacious open plan entrance and dining area, you will immediately have that feeling of space, opening on to a large kitchen/family room and 22'1 x 15'9 living room with wall to wall bi-fold doors to the South West facing terrace. The property also offers six bedrooms and three bath/shower rooms.

THE ACCOMMODATION COMPRISES: ENCLOSED PORCH, ENTRANCE HALL, DINING ROOM, WC, LIVING ROOM, KITCHEN/FAMILY ROOM, UTILITY ROOM, BOILER ROOM, SIX BEDROOMS, EN SUITE SHOWER ROOM, FAMILY BATHROOM, FAMILY SHOWER ROOM, SINGLE GARAGE.







**DESCRIPTION** A well modernised and extremely spacious, six bedroom, three bath/shower room, two reception room, detached family residence, located within walking distance of Purley Oaks station. Enclosed porch, entrance hall open plan to dining room with bay window overlooking front garden, WC, living room with wall to wall bi-fold doors to rear paved terrace, fully fitted kitchen/family room with French doors to rear terrace, large utility room. Stairs to first floor landing, bedroom one with en suite shower room, three further bedrooms, family bathroom. Stairs to second floor landing, two further double bedrooms, family shower room, eaves storage. Front garden with large block paved driveway leading to single garage. Level South West facing rear garden.

**AMENITIES** Purley Downs Road is conveniently situated equidistance between both Sanderstead and Purley stations with Purley Oaks Railways station within a short walk, serving London Bridge and Victoria within 25/22 minutes. Wettern Gardens and Sanderstead Beeches all within easy reach for recreational pursuits. The Ridge Way school, catering from Nursery to Key Stage 2 is easily accessible as well as Sanderstead Montessori School and Nursery. Croydon Town Centre is a short drive away offering excellent shopping facilities to include Centrale and the Whitgift Centre. There are a good selection of excellent schools in the area to include Croydon High, Whitgift and Riddlesdown to name but a few. The M25/M23 is also within a 15 minute drive serving Gatwick/Heathrow and Brighton.

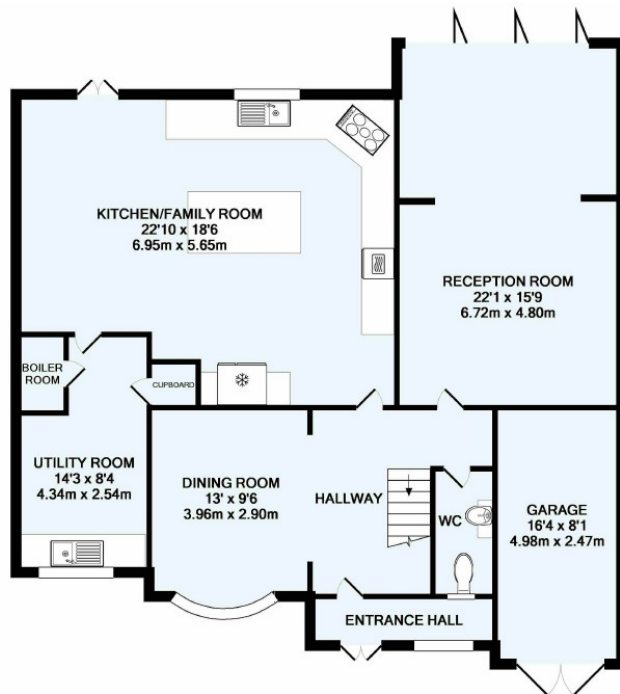
**OUTSIDE FRONT GARDEN:** Bordered by mature hedging to both sides, large block paved driveway with off street parking for several cars, leading to single garage.

**REAR GARDEN:** Accessed from both the kitchen/family room and living room, large South West facing paved terrace stretching the width of the property, leading to level lawn bordered by fencing and mature hedging. Further decked area to the rear of the garden.

**EPC 71 - 78**

PRICE £875,000 FREEHOLD

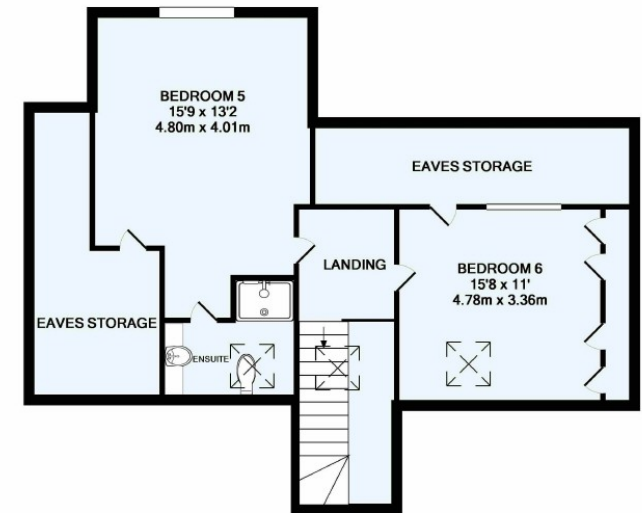
92A PURLEY DOWNS ROAD, SOUTH CROYDON, SURREY, CR2 0RB



GROUND FLOOR  
APPROX. FLOOR  
AREA 1196 SQ.FT.  
(111.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 981 SQ.FT.  
(91.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 742 SQ.FT.  
(68.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2919 SQ.FT. (271.1 SQ.M.)

Made by ShineRocks  
Made with Metropix ©2019

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 4 Russell Parade Russell Hill Road Purley Surrey CR8 2LE Tel: 020 8660 2010

ShineRocks Park Lane Office Tel: 020 7409 8341

www.shinerocks.co.uk Email: enquiries@shinerocks.co.uk

ShineRocks  
PROPERTY AGENTS