



OFFERS IN EXCESS OF £800,000 FREEHOLD

12 SMITHAM BOTTOM LANE, PURLEY, SURREY, CR8 3DA

ShineRocks
PROPERTY AGENTS

A large Webb built period semi detached family residence, approached through a pillared entrance leading to a large gravel driveway. The property offers five bedrooms and four reception rooms over two floors and has further extension potential subject to planning permission. The large level West facing rear garden is a special feature.

THE ACCOMMODATION COMPRISES: COVERED PORCH, ENTRANCE HALL, LIVING ROOM, DINING ROOM, STUDY, UTILITY ROOM, WC, FULLY FITTED KITCHEN/BREAKFAST ROOM, SITTING ROOM, FIVE DOUBLE BEDROOMS, FAMILY BATHROOM, LARGE LOFT.





DESCRIPTION An imposing, 1906 Webb built, five double bedroom, four reception room, semi-detached family residence, situated on a level west facing plot offering further extension potential to the rear and into the loft (stpp), located within easy access of Purley Town centre and railway station. Pillared entrance leading to large gravel driveway and front door. Covered porch, entrance hall, living room with open fireplace, large open archway to rear sitting/family room with bi-fold doors to west facing rear terrace, elegant dining room with bay window and open fireplace, study overlooking front garden, fully fitted kitchen/breakfast room with french doors to sitting/family room, lobby area with doors to WC and utility room, door to rear garden. Period staircase to first floor landing, five double bedrooms, refitted family bathroom with remote control shower and bath and under floor heating, door to loft access offering plenty of storage and potential to convert to additional living space (stpp). Front garden with large gravel driveway. Large mature level west facing rear garden.

AMENITIES The property is situated in a much sought after, West Purley road, within easy reach of Purley Town centre with railway station serving London Bridge, Victoria and Clapham Junction within 30/22/14 minutes. Purley is 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, St Davids, Woodcote Schools, Cumner House, John Fisher, Wilsons, Wallington Girls, 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.

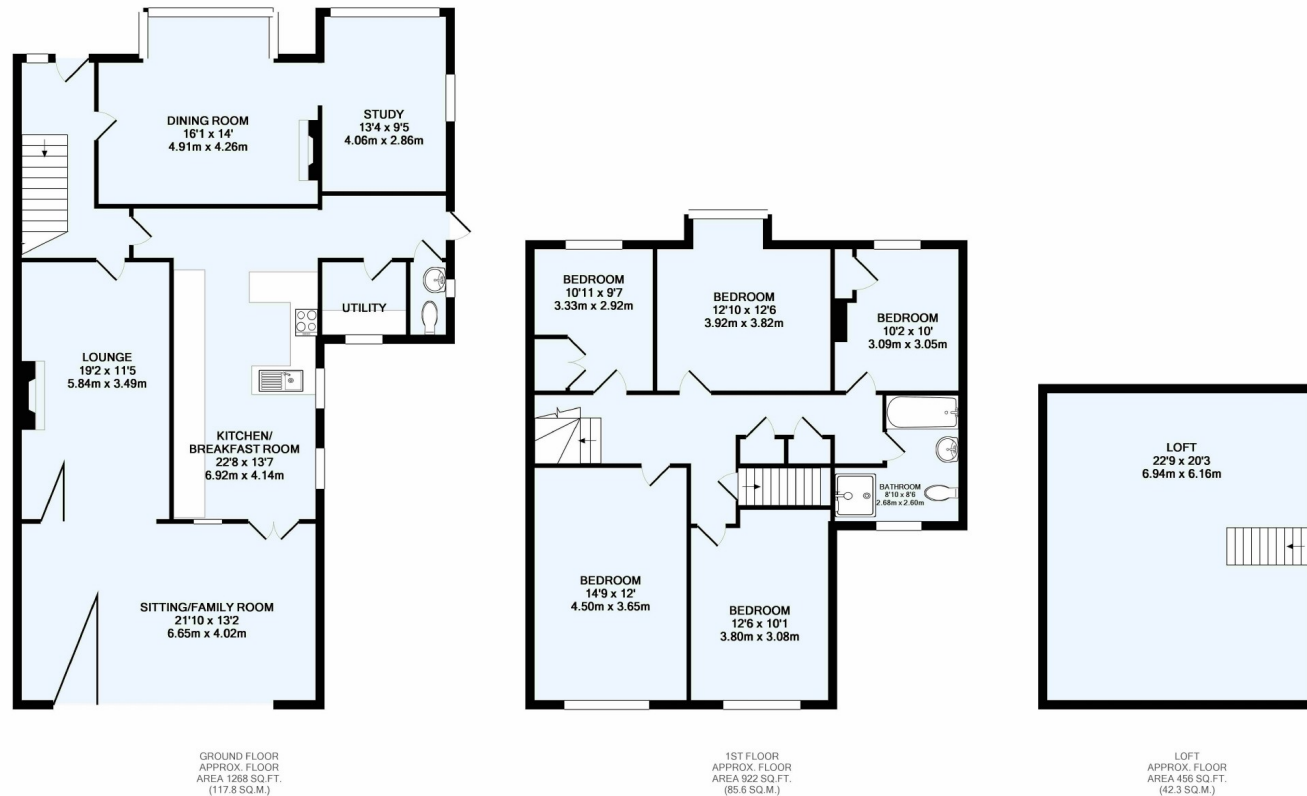
OUTSIDE FRONT GARDEN: Bordered to the road by a high mature hedge, pillared entrance to large level gravel driveway with off street parking for several cars.

REAR GARDEN: The level west facing rear garden is a real feature of the property, accesses via bi-fold doors from the sitting/family room, leading to a large paved terrace covering the width and side of the property. The garden is bordered to two sides by mature hedging and mainly laid to lawn offering a lovely unspoilt outlook. Further area of garden to the rear, flower bed, pond.

EPC 70 - 82

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TOTAL APPROX. FLOOR AREA 2645 SQ.FT. (245.7 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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