



OFFERS IN EXCESS OF £750,000 FREEHOLD

13 DALE ROAD, PURLEY, SURREY, CR8 2ED

ShineRocks
PROPERTY AGENTS

A well presented, five bedroom, two bath/shower room, four reception room, semi detached period residence, located in a central Purley location within 5 minutes walk of Purley town centre and station. The property offers a lot of accommodation, storage and parking, you will need to view inside to appreciate this extremely spacious family home.

THE ACCOMMODATION COMPRISES: CANOPIED PORCH, ENTRANCE HALL, WC, LIVING ROOM, DINING ROOM, SITTING ROOM, BREAKFAST ROOM, KITCHEN, STAIRS TO FIRST FLOOR LANDING, FOUR BEDROOMS, FAMILY BATHROOM, WC, STAIRS TO SECOND FLOOR LANDING, MASTER BEDROOM, EN SUITE SHOWER ROOM.





DESCRIPTION An extremely spacious five bedroom, four reception room, two bath/shower room, semi detached Edwardian family residence with off street parking and three car garage/workshop, situated in a quiet town centre road, within 5 minutes walk of Purley station and local shops. Canopied porch, spacious entrance hall, dining room with original fireplace, sitting room overlooking rear garden, with two sets of doors to rear deck and steps to garden, WC, living room with original fireplace and square bay window overlooking front driveway, breakfast room with bay window, fitted kitchen with access to cellar. Stairs to first floor landing, four bedrooms (one currently used as a utility room), bathroom with bath and walk in shower, WC. Stairs to second floor landing, double aspect master bedroom with fitted wardrobes and en-suite shower room. Front garden with block paved driveway, bordered by mature shrubs and hedging, shared access to additional parking and treble length garage/workshop. Level rear garden with storage shed and paved patio area.

AMENITIES Dale Road is a highly sought after, quiet road, situated within 5 minutes walk of Purley town centre and railway station, offering high street stores to include Tesco, Costa, Boots, as well as many fine bars and restaurants. Purley railway station serves London Bridge/Victoria and Clapham Junction within 19/22 minutes. The area is well served with excellent schools to include Riddlesdown Collegiate, Oakwood school, Harris primary academy, Cumnor House, St Davids and Whitgift. Recreational pursuits include open spaces of Riddlesdown Common, Purley Downs Golf Course and Purley Gym, all within easy reach. Croydon town centre offers The Whitgift centre with its comprehensive shopping facilities and East Croydon station. The M25/M23 is within approximately a fifteen minute drive giving easy access to Gatwick airport.

OUTSIDE FRONT GARDEN: Bordered by mature hedging and shrubs, block paved driveway with parking for two to three cars, shared access with next door to additional rear parking and detached three car garage/workshop.

REAR GARDEN: Accessed from the kitchen and sitting room, raised decked area with steps to level garden, mainly laid to lawn, rear paved patio area, garden storage shed with power and light, door to treble garage/workshop.

EPC 54 - 75

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TOTAL APPROX. FLOOR AREA 2628 SQ.FT. (244.1 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 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

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