



OFFERS IN EXCESS OF £1,000,000 FREEHOLD
THE WHITE LODGE, 100 RIDDLEDOWN ROAD, PURLEY, SURREY, CR8 1DD

ShineRocks
PROPERTY AGENTS

A unique opportunity to purchase this period country house, situated on a very private and secluded elevated plot, with far reaching views across the valley. The White Lodge offers beautifully presented traditional accommodation over three floors, with five bedrooms, two bathrooms, three reception rooms and a detached double garage. Located within easy reach of Purley town centre and railway station.

THE ACCOMMODATION COMPRISES: ENTRANCE HALL, SITTING ROOM, FULLY FITTED KITCHEN/BREAKFAST ROOM, UTILITY ROOM, WC, LIVING ROOM, CONSERVATORY, FIVE DOUBLE BEDROOMS, TWO BATHROOMS, DETACHED DOUBLE GARAGE.





DESCRIPTION The White Lodge, an impressive and elegant five bedroom, three reception room, two bathroom, detached Edwardian family residence, situated on a mature secluded South West facing plot with far reaching views across the valley and within easy reach of Purley town centre and railway station. Entrance hall, double aspect sitting room with fireplace, fully fitted kitchen/breakfast room with separate utility room, WC, double aspect living room with fireplace and French doors to large double glazed conservatory with flagstone floor and doors to rear terrace. Stairs to first floor landing, four double bedrooms, family bathroom. Stairs to second floor landing, further double bedroom suite with French doors to Juliette balcony overlooking rear garden, fitted dressing room, large bathroom. Double garage at road level, pathway with steps to very private and secluded front garden and front door, gently sloping south west facing rear garden surrounded by a variety of mature shrubs and trees to all sides.

AMENITIES The property is situated within easy reach of Purley Town Centre offering it's main line station, serving London Bridge and Victoria within 19/22 minutes as well as shopping facilities to include Tesco, Costa Coffee and many restaurants, bars and pubs. The area is well served with excellent schools to include Riddlesdown Collegiate catering for children between 11-18, Cumnor House, St Davids, Croydon High, Whitgift and Trinity to name but a few. Recreational pursuits include open spaces of Riddlesdown Common, Purley Downs Golf Course, Pure Gym, Purley Bury tennis and bowls club, all within easy reach. Croydon Town Centre offers The Whitgift Centre with it's comprehensive shopping facilities and East Croydon station. The M25/M23 is within approximately a fifteen minute drive giving easy access to Gatwick and Heathrow Airports.

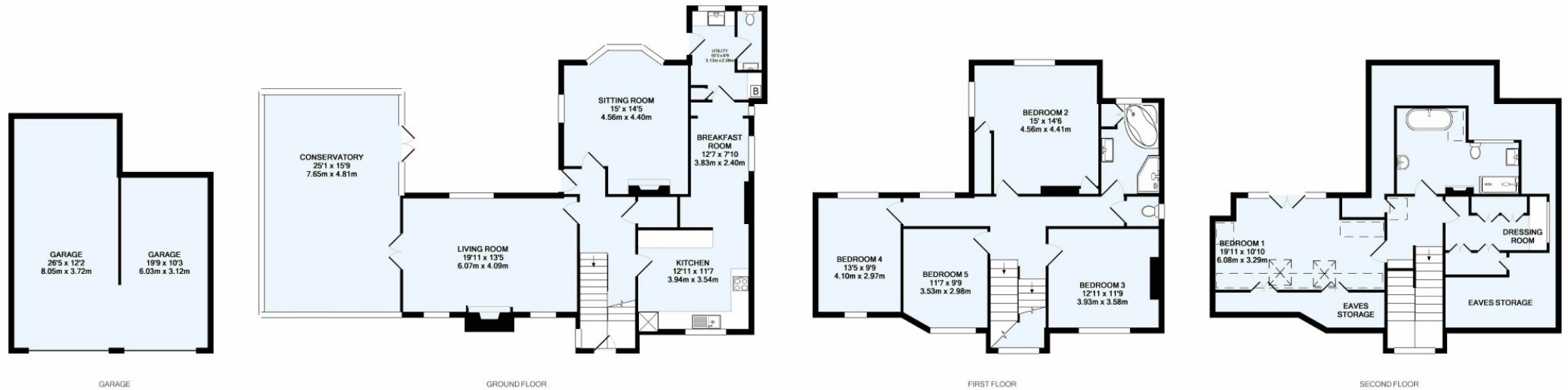
OUTSIDE FRONT GARDEN: Detached double garage at road level, steps leading through mature shrubs and trees to secluded level lawn.

REAR GARDEN: Approached via the entrance hall, utility room and conservatory, large paved terrace with steps to gently sloping lawn. The south west facing rear garden is beautifully secluded to all sides with a variety of mature shrubs and trees.

EPC 39 - 73

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TOTAL APPROX. FLOOR AREA 3397 SQ.FT. (315.6 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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