



OFFERS IN EXCESS OF £475,000 FREEHOLD
FLAT 4, SERENE COURT, 92 FOXLEY LANE, WEST PURLEY, CR8 3NA

ShineRocks
PROPERTY AGENTS

A bright and spacious, three double bedroom, two bath/shower room, first floor apartment, offering approximately 1,072 sq ft of living accommodation. Situated on a slightly elevated plot, within easy reach of Purley Town centre and railway station,

THE ACCOMMODATION COMPRISSES: RECEPTION HALL, LIVING/DINING ROOM, FITTED KITCHEN, MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM, ALLOCATED PARKING SPACE,





DESCRIPTION One of Purley's most imposing recently built apartment buildings, flat 4 offers extremely bright and spacious accommodation, three double bedrooms, two bath/shower rooms, large windows and under floor heating. Located within approximately 10 minutes walk of Purley Town Centre with its main line station. Entry phone system, door to communal entrance, stairs to first floor, Large entrance hall with french doors to private decked area, store cupboard, double aspect living/dining room with balcony overlooking communal rear garden and brick built bike store, fully fitted kitchen, double aspect master bedroom with walk through dressing area and en-suite shower room, two further double bedrooms both overlooking the communal rear garden, family bathroom. Large block paved driveway with allocated parking space for one vehicle, side access to rear with steps up to large communal rear garden, mainly laid to lawn, with brick built bike store.

AMENITIES The property is situated in a much sought after West Purley road, within easy walking distance of Purley Town centre and 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, Pizza Express and Laura Ashley, not to mention a varied selection of other restaurants, cafés 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 David's, Woodcote Schools, Cumnor House, John Fisher, Wilson's, Wallington Girls' and Whitgift School, 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, 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.

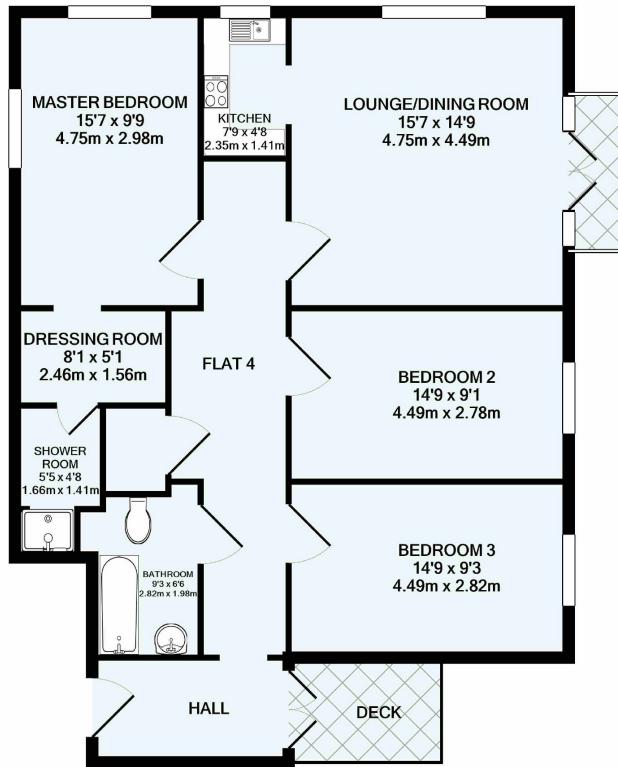
OUTSIDE FRONT DRIVEWAY: Bordered to the road by a red brick wall, pedestrian access, large block paved driveway leading to allocated parking space, lawn and planted areas, side access to communal rear garden.

REAR GARDEN: Accessed to the side of the property, steps leading to large communal rear garden, mainly laid to lawn, bordered by wooden fencing and mature hedging, brick built bike store.

EPC 87 - 87

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TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.6 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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