



**GREEN LANE,** PURLEY, CR8

**£925,000**

FREEHOLD

**Winkworth**





## GREEN LANE

PURLEY, CR8

**LOCATED IN A HIGHLY SOUGHT-AFTER RESIDENTIAL ROAD IN WEST PURLEY, THIS FANTASTIC PROPERTY SITS ON A GENEROUS PLOT, WITH A BEAUTIFUL SOUTH FACING REAR GARDEN.**

Purley and its surrounding area is an easy commute into the City and West End (Southern Rail) and has quick access to the M25/M23 and Gatwick airport. The town centre is a short walk away and has plenty of useful independent and high street shops, restaurants, cafes, pubs, gyms and supermarkets.

The area is renowned for many excellent state and private schools locally, which include the John Fisher School - a high performing Catholic all boys state school, Laleham Lea Primary School - a co-educational prep-school, Oakwood School - a co-educational Catholic primary and Riddlesdown Collegiate. Following their outstanding OFSTED result in 2016, Riddlesdown Collegiate has furthered its success in being awarded the World Class Schools Quality Mark. Grammar and Independent schools include: Wallington Girls, Whitgift, Wilsons, Woodcote, Christchurch and Beaumont.



## GREEN LANE PURLEY, CR8

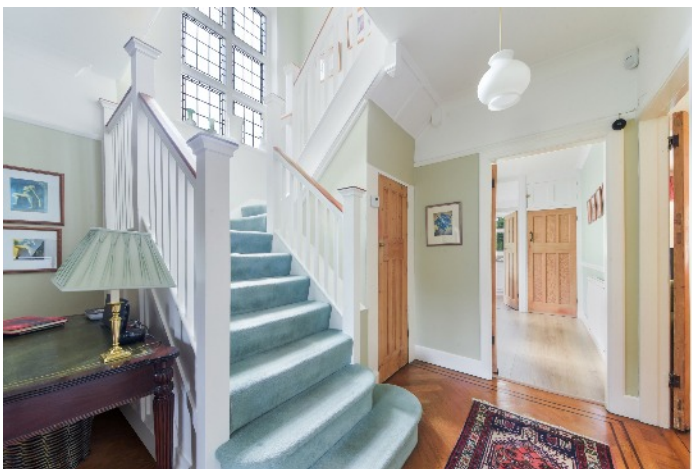
A charming four bedroom semi detached house full of character, found on one of West Purley's most desirable residential roads. The property is offered to the market for the first time in nearly 42 years. The property is light, spacious and in an excellent location, making it a great family home.

This substantial property has a great feeling from the moment you walk through the door and provides close to 1900 sq/ft of accommodation over two floors. With further scope for extension (to the side, rear and there is also a large loft space) and a beautiful South Facing level landscaped rear garden, this is sure to attract a great level of interest.

The accommodation in brief consists of; a beautiful and welcoming reception hallway with the original parquet flooring, two generous 18ft reception rooms one to front aspect with a bay window and feature fireplace, one to rear aspect with doors to the garden, both have the original parquet floors, a modern fitted kitchen and adjacent breakfast room, a downstairs wet room with underfloor heating, and separate WC completes the ground floor.

From the first floor landing you access the four good size bedrooms, two doubles and two oversize doubles, and the family bathroom & WC. All the rooms have a great feeling of light and wonderful high ceilings.

Outside the attractive rear garden extends to approximately 120 ft with a range of matures shrubs and a large lawn area, with a patio adjacent to the house, whilst the generous front driveway provides access to the double garage and off street parking.



## BANSTEAD OFFICE

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### AT A GLANCE...

- Entrance Porch
- Entrance Hall
- Front Reception Room - 18'4" x 12'6" (5.60m x 3.82m)
- Rear Reception Room - 18'1" x 12'5" (5.52m x 3.78m)
- Kitchen - 12'0" x 7'11" (3.65m x 2.42m)
- Breakfast Room - 11'5" x 10'6" (3.48m x 3.21m)
- Downstairs Wet Room
- WC
  
- Bedroom 1- 18'4" x 12'9" (5.60m x 3.88m)
- Bedroom 2 - 18'7" x 12'7" (5.66m x 3.83m)
- Bedroom 3 - 11'6" x 8'9" (3.51m x 2.67m )
- Bedroom 4 - 11'5" x 8'8" (3.48m x 2.63m)
- Family Bathroom
  
- Garage - 16'4" x 10'3" (4.98m x 3.12m)
- Workshop - 10'10" x 7'2" (3.30m x 2.18m)
- 2 x Outbuildings
- Rear Garden - 120' (36.57m) approximately
- Council Tax - Band G





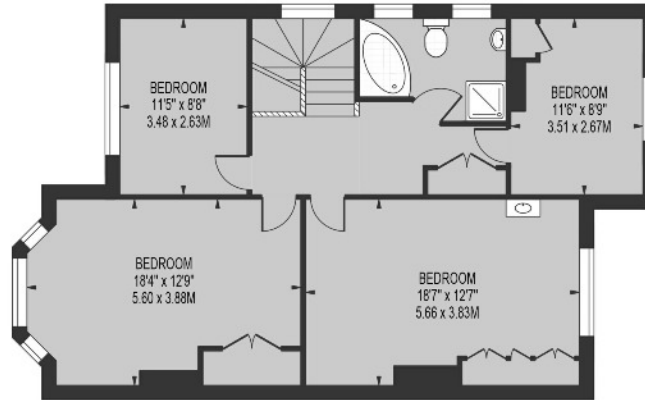
## GREEN LANE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2133 SQ FT - 198.17 SQ M

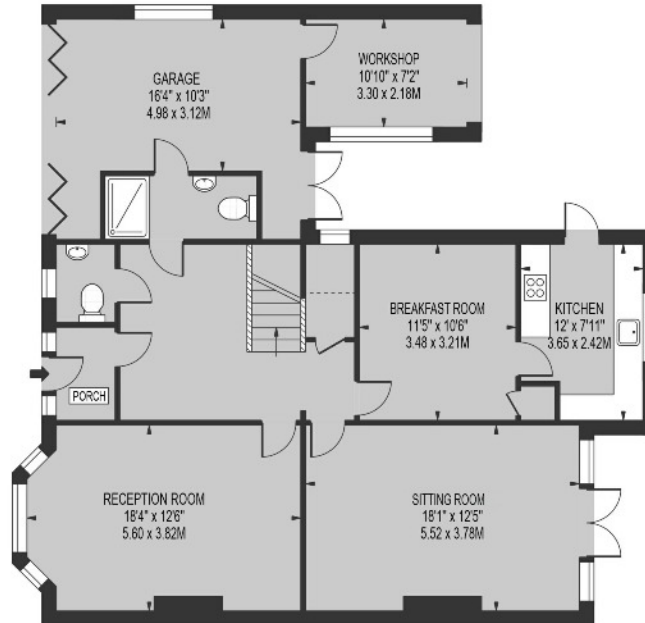
(INCLUDING GARAGE AND WORKSHOP)

APPROXIMATE GROSS INTERNAL AREA OF WORKSHOP: 192 SQ FT - 17.88 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE : 77 SQ FT - 7.19 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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