



barnard marcus

Woodcote Valley Road, Purley CR8 3AL



welcome to

Woodcote Valley Road, Purley

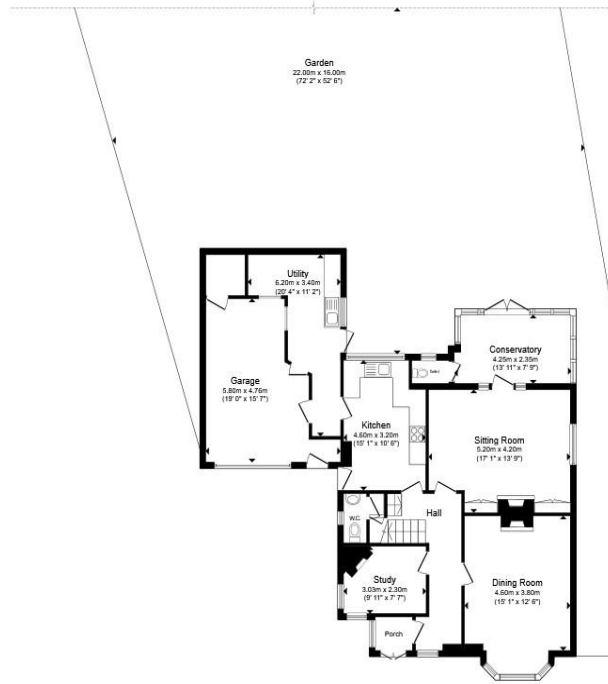
Occupying an enviable position on the highly regarded Woodcote Valley Road, this distinguished six-bedroom detached residence offers an outstanding balance of elegant living space, timeless appeal, and exceptional family accommodation.

Set behind a private driveway providing ample off-street parking, the property enjoys an attractive frontage and benefits from an integral double garage. Internally, the home features spacious and well-proportioned living accommodation, including a bright and welcoming reception room which leads through to a sunny conservatory, a separate dining room with a large bay window, a home office, a well-appointed kitchen with plenty of storage and worktop space, two downstairs w/c's and a separate utility room offering added convenience for busy households. The first floor comprises five generously sized bedrooms, providing flexible space for growing families, home working, or guest accommodation. The property is complemented by two well-appointed bathroom facilities and boasts an additional bedroom occupying the whole of the second floor. To the rear, the home enjoys a large private garden, ideal for entertaining, outdoor dining or relaxing with family and friends.





Basement



Ground Floor



First Floor



Second Floor

Total floor area 269.4 m² (2,900 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Woodcote Valley Road is one of Purley's premier residential locations, offering excellent access to highly regarded local schools, Purley town centre, a range of shops, cafés, and restaurants, as well as Purley mainline station with frequent services into Central London.

Combining generous proportions, practical family living and an enviable location, this exceptional residence presents a rare opportunity to acquire a home of genuine quality in one of South London's most sought-after neighbourhoods.

welcome to

Woodcote Valley Road, Purley

- Detached House
- Six Bedrooms
- Large Driveway
- Conservatory
- Two Bathrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: G

£1,150,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN108161



Property Ref:
SAN108161 - 0004

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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