



Manor Way, Purley

The **PERSONAL** Agent

Guide Price £1,400,000

Freehold

- 3350 sq ft Property
- Detached house
- Five bedrooms
- En-suite to primary bedroom
- Spacious family bathroom
- Three reception rooms
- Kitchen/breakfast room
- 120' x 67' Landscaped westerly facing rear garden
- 20'3 x 13'6 Outdoor cabin studio
- In and out driveway with electric gates

The Personal Agent are delighted to offer for sale this 3350 sq ft five bedroom detached property situated in a highly sought after road in Purley. The property benefits from a 120' x 67' landscaped westerly facing rear garden, 20'3 x 13'6 Outdoor cabin, 37'7 x 10'6 tandem garage and electric gates.

The property consists of a generous hall with oak flooring which flows into the kitchen and reception currently used as a study. The main reception room is an impressive 34'9 triple aspect room with bay window to the front and double doors opening to the patio. There is third reception room. The 20'7 kitchen/breakfast room is the heart of the home and there is direct access to the large patio and garden via double doors. The utility room and cloakroom completes the ground floor accommodation. Upstairs there are five well sized bedrooms with the principal

room benefiting from an en-suite shower room. There are three further double bedrooms and a single bedroom, plus a spacious family bathroom.

Outside there is a 120' x 67' landscaped westerly rear garden with large paved patio and barbecue hut with the rest laid to lawn. An outdoor 20'3 x 13'6 cabin studio, With light, power and broadband. The front comprises a carriage driveway with two sets of electrically operated gates providing parking for ample parking, Access to a 37'7 x 10'6 tandem garage with access to the rear.

Purley and the surrounding areas are well known for their very good choice of reputable schools including Margaret Roper Catholic, St. Nicholas, Christ Church and Beaumont at primary level and preparatory schools to include Cumnor House, St. David's and



Laleham Lea. At senior level there is John Fisher, Riddlesdown Collegiate and Woodcote and private sector senior schools in the area include Whitgift, Trinity, Old Palace and Croydon High. Local Grammar schools include Wallington County, Wallington Girls and Wilsons Boys.

Purley station provides rail services to London Bridge (from 25 minutes), London Victoria (from 24 minutes) and Gatwick (from 26 minutes) whilst Riddlesdown and Reedham will get you to London Bridge from 23 & 32 minutes and Victoria from 26 & 37 minutes respectively. Numerous bus services provide transport to all the surrounding and the M25/M23 intersection at Hooley is approximately 4-5 miles away. Gatwick and Heathrow Airports are within about 30 and 60 minutes drive respectively.

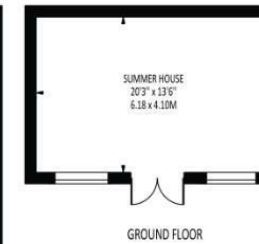
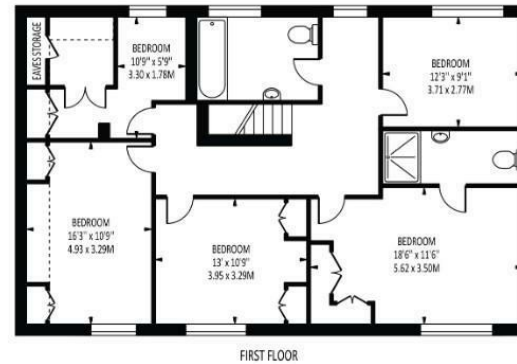
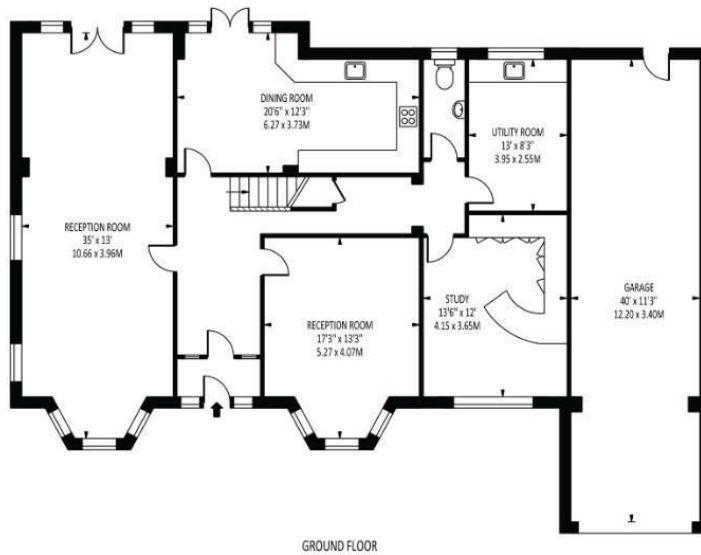




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Total Area: 3350 SQ FT • 311.27 SQ M
(Including Eaves Storage, Restricted Height Area, Garage & Summer House)
Eaves Storage & Restricted Height Area : 63 SQ FT • 5.88 SQ M
Garage Area : 446 SQ FT • 41.48 SQ M
Summer House Area : 273 SQ FT • 25.34 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales		
	EU Directive 2002/91/EC	

Disclaimer: 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 of 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.

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