

MONOCHROME | HOMES

Offers in the region of  
£1,000,000  
Woodcote Grove Road, Coulsdon, CR5 2AN

# Property Summary

## OVERVIEW

Exclusive To Monochrome Homes -A stunning six-bedroom detached home in Purley's exclusive Woodcote area, combining luxury, space, and family comfort on a generous plot.

### ACCOMODATION

This exceptional six-bedroom detached residence offers off-street parking, a garage, and a beautiful landscaped garden, superbly positioned within one of Purley's most desirable residential areas. The home combines generous living space with luxury finishes and an elegant design — the perfect blend of comfort, style, and convenience for modern family life.

The property features three bright and spacious reception rooms, a sun-filled conservatory with garden views, a well-equipped kitchen/dining area with separate utility room, two bath/shower rooms (including one en suite), a guest WC, gas central heating, double glazing, and high-quality floor finishes throughout.

Externally, the rear garden provides the ideal space for outdoor entertaining, mainly laid to lawn with a patio area adjoining the house and beautifully mature borders filled with shrubs, trees, and seasonal flowers.

Accommodation comprises a welcoming entrance hall leading to three versatile reception rooms, each with dual aspect windows providing superb natural light. The principal reception room opens into the conservatory, creating a wonderful space for relaxing or entertaining.

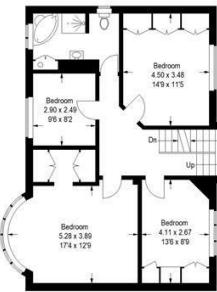
The kitchen/diner is fitted with an extensive range of wall and base units, sleek work surfaces, and a central island. It also includes an inset sink, induction hob with integrated extractor, built-in oven, and further integrated appliances, with access to the utility room and guest WC.

On the first floor, there are four generously sized bedrooms, including a luxurious principal suite with a dedicated dressing area, along with a family bathroom featuring a corner bath and separate shower. The second floor offers two additional double bedrooms, one benefitting from an en suite shower room, making it ideal for guests or older children.

This remarkable property offers the space, style, and setting to match any modern family's needs — a truly impressive home in one of Purley's premier locations.

### Woodcote Grove Road, CR5

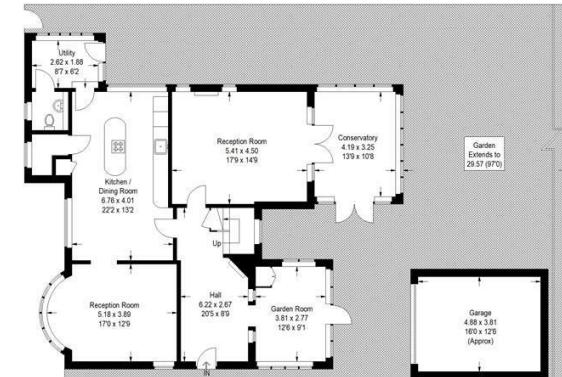
Approximate Gross Internal Area  
242.5 sq m / 2610 sq ft  
Garage = 18.3 sq m / 203 sq ft  
Total = 261.4 sq m / 2813 sq ft



First Floor



Second Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1252906)



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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