



37a Plough Lane, Purley

Offers In Excess Of £850,000 Freehold

ShineRocks
PROPERTY AGENTS

37a Plough Lane

Purley

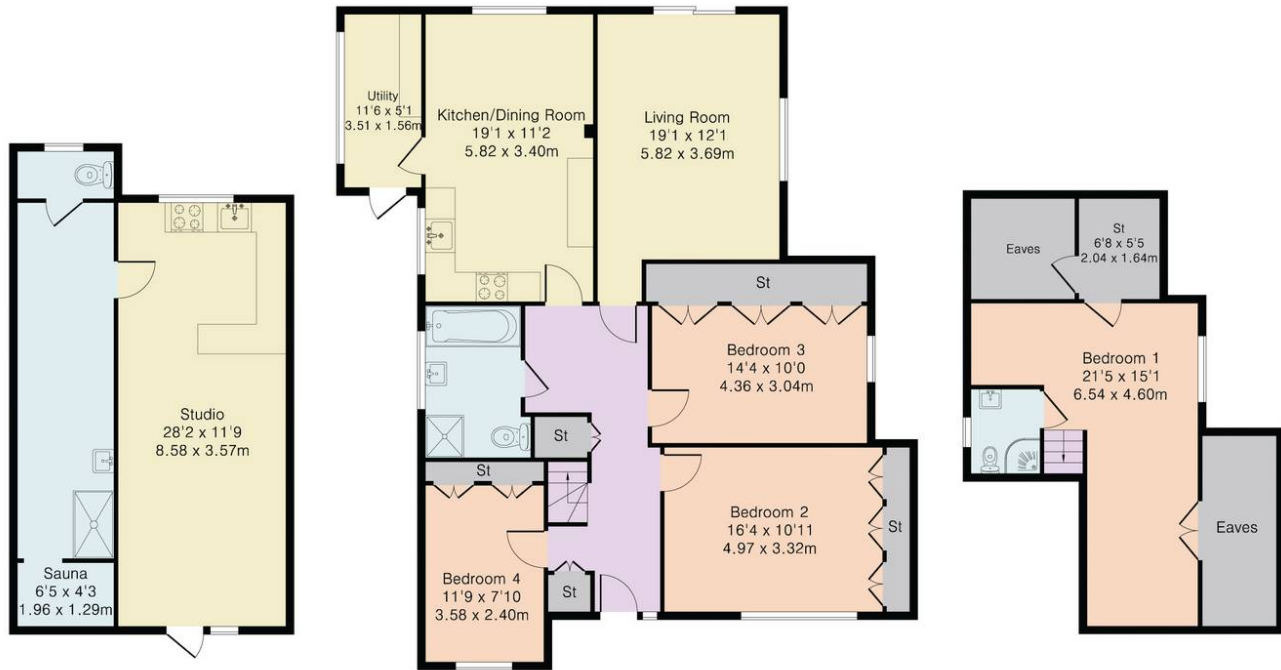
A spacious, four bedroom, three bath/shower room, detached chalet bungalow with three ground floor bedrooms, offering versatile living accommodation on one floor, with an additional first floor bedroom and en suite shower room. Totally secluded from the road, set behind a high yellow brick wall with electronic gated access to private driveway with secure off street parking for several cars. Entrance hall, double aspect living room with sliding glass doors to rear garden, double aspect kitchen/dining room, separate utility room with door to side access, three ground floor bedrooms, all with fitted wardrobes, family bathroom with separate shower. Stairs to first floor bedroom with additional storage and en suite shower room. The detached garage has been converted to an entertainments room/gym with sauna and shower room. Gardens surround the property mainly to three sides, walled or fully fenced, mainly laid to lawn.

- FOUR BEDROOMS
- THREE BATH/SHOWER ROOMS
- DETACHED GARAGE CURRENTLY USED AS STUDIO/GYM WITH SAUNA/SHOWER ROOM
- ELECTRIC GATED ENTRANCE TO DRIVEWAY WITH SECURE OFF ROAD PARKING
- LEVEL GARDENS BORDERED TO THE ROAD BY A HIGH BRICK WALL
- WALKING DISTANCE TO GOOD SCHOOLS, PURLEY TOWN CENTRE AND RAILWAY STATION
- EPC - E COUNCIL TAX - F





Approximate Gross Internal Area 1994 sq ft – 185 sq m
 Ground Floor Area 1187 sq ft – 110 sq m
 First Floor Area 283 sq ft – 26 sq m
 Outbuilding Area 524 sq ft – 49 sq m



Outbuilding

Ground Floor

First Floor

ShineRocks Estate Agents

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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.