



45 Oakwood Avenue, Purley
£1,250,000

ShineRocks
PROPERTY AGENTS

45 Oakwood Avenue

Purley, Purley

An impressive detached five bedroom, two bath/shower room, three reception room, family residence built in 1918, situated in a premier road on a level South West facing plot within a short walk of Purley Town centre and railway station, offering beautifully flowing, well proportioned and spacious accommodation over two floors. Enclosed entrance porch, reception hall, WC, dining room with fireplace overlooking front garden, double aspect living room with inglenook style fireplace and french doors to garden room with french doors to paved terrace, fully fitted kitchen/breakfast room with french doors to rear paved terrace, separate utility room. Staircase to first floor, principal bedroom with fitted wardrobes and en suite shower room, four further bedrooms (bedroom 5 is currently used as a study), family bathroom with bath and separate shower, separate WC and hand basin. Secluded front garden bordered to all sides by mature hedging, block pave driveway for four cars leading to garage, gated access to rear garden. The level secluded South West facing rear garden is just another special feature of the property.

Council tax band: G

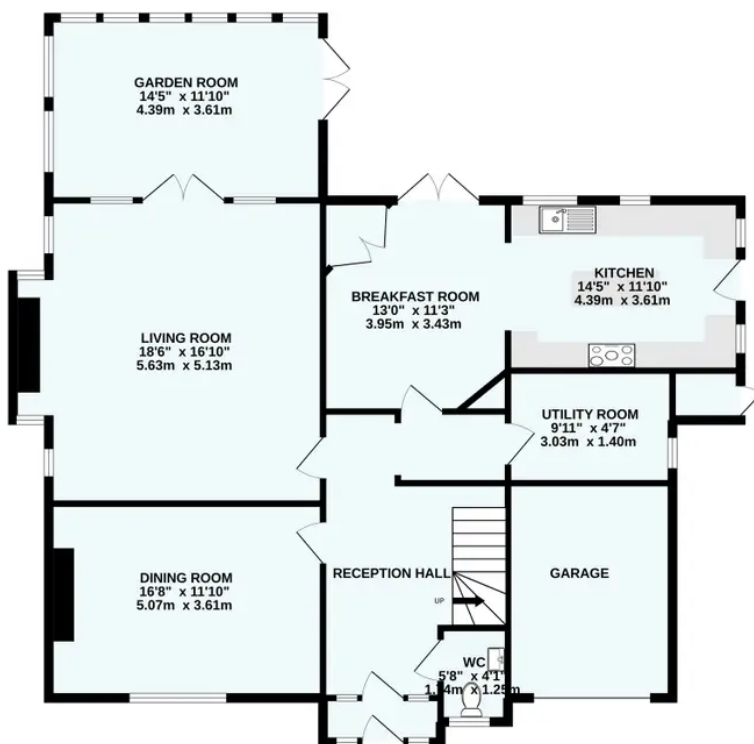
Tenure: Freehold

- FIVE BEDROOM DETACHED RESIDENCE BUILT IN 1918
- TWO BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS
- BLOCK PAVED DRIVEWAY FOR FOUR CARS
- LEVEL SOUTH WEST FACING GARDEN
- WALKING DISTANCE OF PURLEY RAILWAY STATION
- EPC RATING D

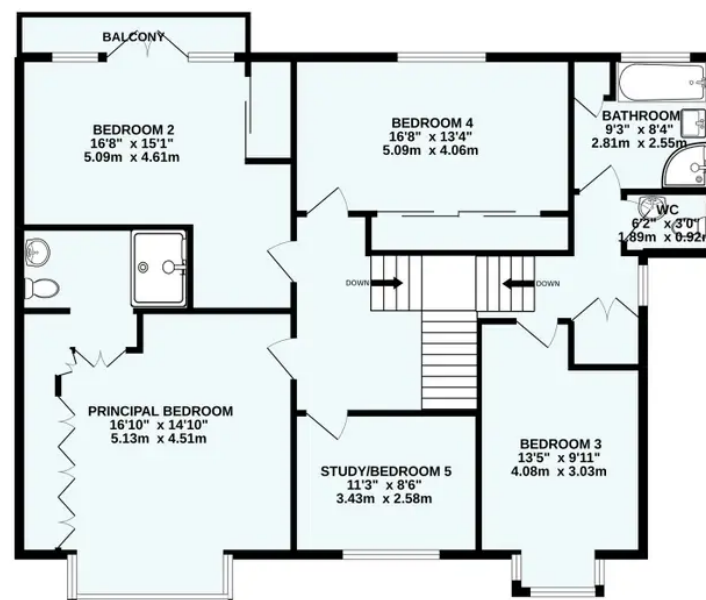




GROUND FLOOR
1415 sq.ft. (131.5 sq.m.) approx.



1ST FLOOR
1232 sq.ft. (114.4 sq.m.) approx.



TOTAL FLOOR AREA : 2647 sq.ft. (245.9 sq.m.) approx.

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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.