



25 Russell Hill, Purley

Offer in Excess of £1,000,000 FREEHOLD

ShineRocks
PROPERTY AGENTS

25 Russell Hill

Purley

A beautiful five/six bedroom, four reception room, detached period home, believed to have been built in 1912. The property is situated on a South West facing plot, within easy walking distance of Purley town centre, railway station and numerous local schools. Entrance porch, reception hall, WC, kitchen/breakfast room, separate utility room with door to side access, dining room with large square bay window, sitting room/study with bay window, living room with fireplace and large bay window overlooking rear garden, double aspect sunroom with door to rear terrace and South West facing garden. Stairs to cellar area. Stairs to first floor landing, WC, four double bedrooms, family shower room. Stair to second floor landing, doors to bedroom five and bedroom six/office, eaves storage. Level front garden with two pillared entrances making it easy to create a sweeping in & out driveway, double garage, gated access to rear garden. Mature South West facing rear garden. The property now requires updating and modernisation.

- BEAUTIFUL DETACHED FAMILY RESIDENCE BELIEVED TO DATE FROM 1912, OFFERED ON THE MARKET FOR THE FIRST TIME IN 57 YEARS, NOW REQUIRING MODERNISATION
- FIVE/SIX BEDROOMS + FAMILY SHOWER ROOM AND TWO SEPERATE WC'S
- FOUR RECEPTION ROOMS
- TWO BRICK PILLARED ENTRANCES READY TO CREATE SWEEPING IN & OUT DRIVEWAY, DOUBLE GARAGE
- MATURE SECLUDED SOUTH WEST FACING REAR GARDEN
- EASY WALKING DISTANCE OF PURLEY TOWN CENTRE, RAILWAY STATION AND NUMEROUS LOCAL SCHOOLS
- COUNCIL TAX BAND G - AWAITING EPC





**Approximate Gross Internal Area 3663 sq ft - 340 sq m
(Including Garage & Excluding Outbuilding)**

Basement Area 149 sq ft – 14 sq m
Ground Floor Area 1790 sq ft – 166 sq m
First Floor Area 1239 sq ft – 115 sq m
Second Floor Area 485 sq ft – 45 sq m
Outbuilding Area 182 sq ft – 17 sq m



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.