



8 Monahan Avenue, Purley, CR8 3BA
£1,195,000 Freehold

ShineRocks
PROPERTY AGENTS

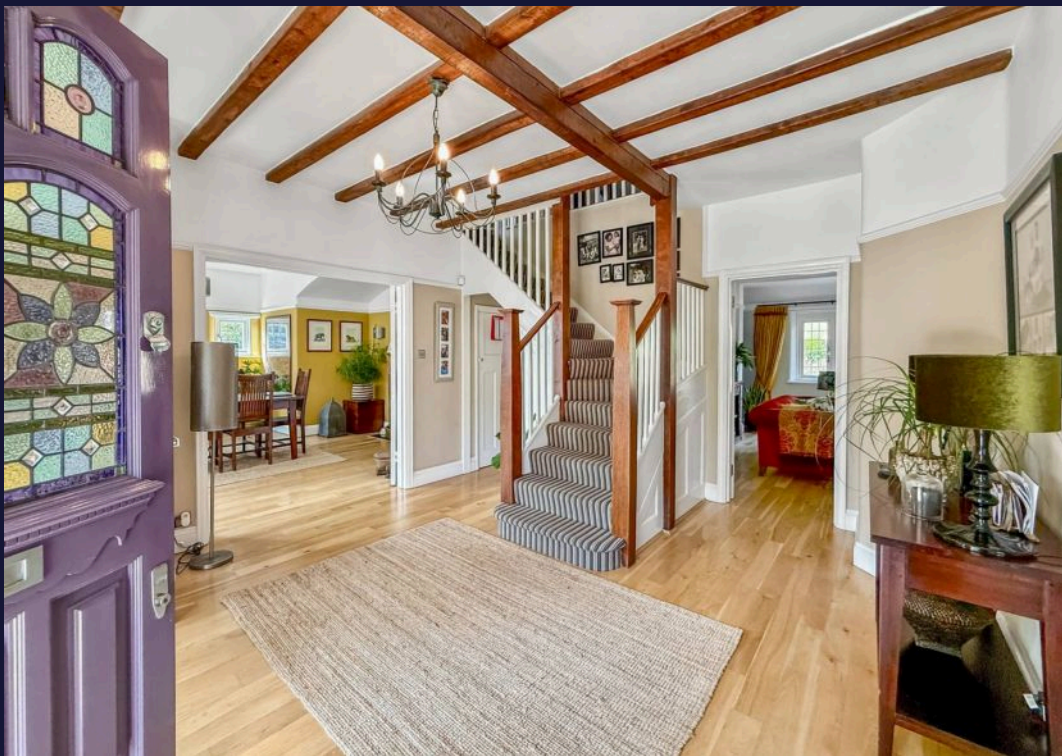
8 Monahan Avenue

Purley, CR8 3BA

Imposing and beautifully presented, five/six bedroom, three bath/shower room, three reception room, Edwardian family residence, situated in a premier road, on a bold elevated plot, within walking distance of numerous schools, Purley town centre and railway station. In our expert opinion, this is the best semi detached house, not situated on the Webb Estate that we have ever had the privilege to bring to market. Covered porch, lovely period style front door, large reception hall with views over landscaped front garden, double aspect fully fitted kitchen/breakfast room with French doors to rear paved terrace and garden, utility room, WC, double aspect dining room with original fireplace, 18'9" × 17'9" living room with French doors and original fireplace, pretty study with fitted cupboards and door to front garden. Stairs to first floor landing, double aspect principle bedroom with large en suite bathroom and dressing room/bedroom five, two further double bedrooms, family shower room. Stairs to second floor landing, two further bedrooms, second family shower room. Landscaped front garden, block paved driveway, single garage. Parklike NW facing rear gardens, backing directly on to the Webb Estate.

- BEAUTIFUL FIVE/SIX BEDROOM EDWARDIAN FAMILY RESIDENCE
- THREE BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS + 20'10" KITCHEN/BREAKFAST ROOM
- LANDSCAPED FRONT GARDENS WITH RETAINING WALLS, BLOCK PAVED DRIVEWAY & SINGLE GARAGE
- LARGE NW FACING REAR GARDEN BACKING ON TO THE WEBB ESTATE
- PREMIER ROAD LOCATION, WITHIN MINUTES WALK OF LOCAL SCHOOLS, PURLEY TOWN CENTRE AND RAILWAY STATION
- COUNCIL TAX - G, EPC - D





Approximate Gross Internal Area 2821 sq ft - 262 sq m

(Excluding Garage & Outbuilding)

Ground Floor Area 1224 sq ft – 114 sq m

First Floor Area 1112 sq ft – 103 sq m

Second Floor Area 485 sq ft – 45 sq m

Garage Area 181 sq ft – 17 sq m

Outbuilding Area 54 sq ft – 5 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.