



8 Dalegarth Gardens, Purley

Offers in Excess of £700,000

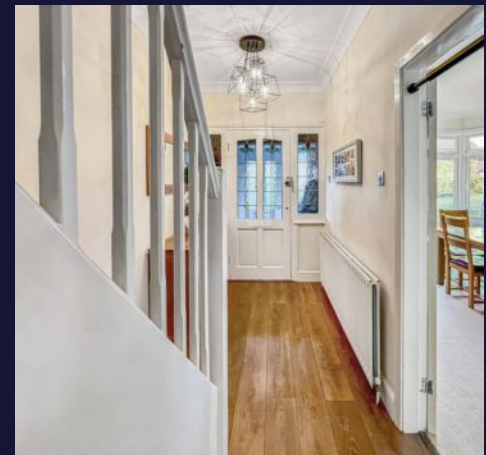
ShineRocks
PROPERTY AGENTS

8 Dalegarth Gardens

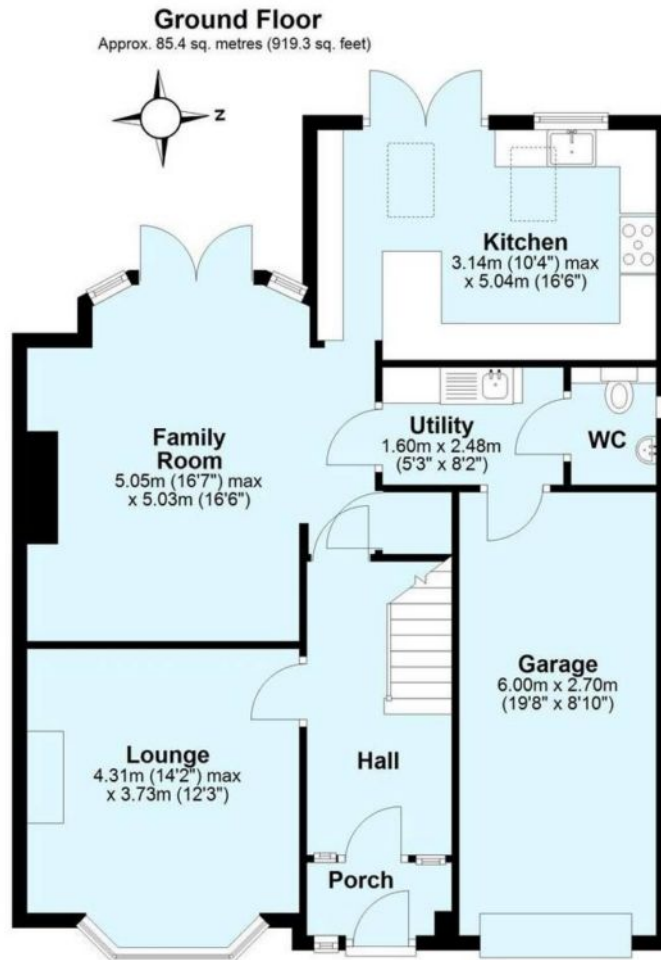
Purley

Built in 1939, this charming four bedroom, two bath/shower room, two reception room, family residence has been thoughtfully extended by the current owners, offering a rare opportunity to own a piece of local history. Complete with the original purchase receipt, having had only three owners, the property combines period character with modern living in a highly sought after location. Located within 2 to 4 minutes drive of Riddlesdown station, Riddlesdown Collegiate, Gresham & Atwood schools. Riddlesdown station is a short walk, with fast trains to London Victoria, Clapham Junction & London Bridge taking from 26/19/36 minutes. Enclosed entrance porch, entrance hall, lounge with fireplace and bay window overlooking front garden, family room with bay window and French doors leading to the West facing flagstone patio, 16'6" fully fitted kitchen/breakfast room with roof sky lights, underfloor heating and French doors to large West facing flagstone patio with built in BBQ, separate utility room, door to integral garage, down stairs WC. Stairs to first floor landing, principal bedroom, shower room, three further bedrooms, family bathroom.

- CHARMING, EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY RESIDENCE
- TWO BATH/SHOWER ROOMS
- TWO RECEPTION ROOMS + 16'6" KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM
- PLANNING PERMISSION GRANTED TO FURTHER EXTEND TO THE REAR
- LOVELY WEST FACING REAR GARDEN
- ONLY 2 TO 4 MINUTES DRIVE TO RIDDLESDOWN STATION.
- EPC - C - COUNCIL TAX BAND E







Total area: approx. 145.2 sq. metres (1562.9 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



ShineRocks Estate Agents

ShineRocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

020 8660 2010

enquiries@shinerocks.co.uk

www.shinerocks.co.uk

ShineRocks
PROPERTY AGENTS

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.