



30 Oakwood Avenue, Purley  
Offers in Excess of £900,000 Freehold

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PROPERTY AGENTS

# 30 Oakwood Avenue

Purley

An attractive, double fronted, four bedroom, three reception room, detached family residence, with far reaching views from the first floor towards Purley Downs golf course, offering extension potential to both side and rear & loft subject to planning permission. Located in a premier road within walking distance of Purley town centre and railway station.

Spacious entrance hall, fully fitted kitchen/breakfast room with door to side porch, separate utility room with door to 32'4 tandem garage, WC, study/snug overlooking rear garden, dining room overlooking rear garden, sitting room with fireplace and sliding glass door to rear paved terrace. Stairs to large landing with far reaching views across the valley to the rear, four double bedrooms, family bathroom, separate WC.

Front garden with crazy paved driveway, gated access to large rear garden.

- ATTRACTIVE DOUBLE FRONTED FOUR DOUBLE BEDROOM DETACHED RESIDENCE OFFERING EXTENSION POTENTIAL STPP
- THREE RECEPTION ROOMS
- CRAZY PAVED DRIVEWAY LEADING TO 32'4 TANDEM GARAGE
- LARGE SECLUDED, GENTLY SLOPING REAR GARDEN
- MUCH SOUGHT AFTER SOUTH PURLEY ROAD
- WALKING DISTANCE OF PURLEY TOWN CENTRE AND RAILWAY STATION
- EPC - D
- COUNCIL TAX BAND - G





**Approximate Gross Internal Area 2238 sq ft - 208 sq m  
(Including Garage)**

Ground Floor Area 1345 sq ft - 125 sq m

First Floor Area 893 sq ft - 83 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.

