



58 Manor Wood Road, Purley

Offers Over £1,100,000

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PROPERTY AGENTS

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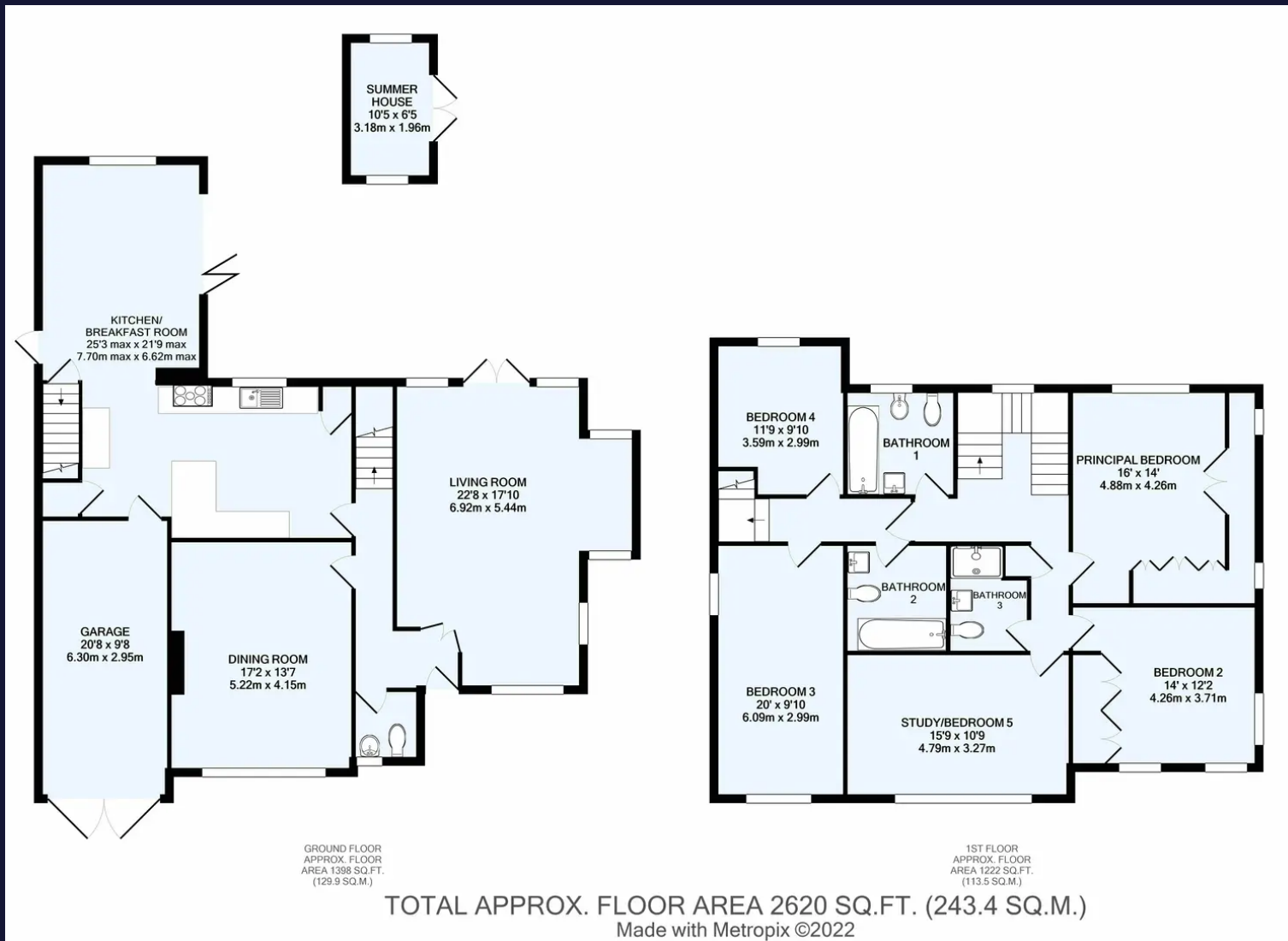
Purley, Purley

A 1931 double fronted, five bedroom, three bath/shower room, two/three reception room detached family residence, offering flexible living accommodation, with two stair cases and self contained annexe if required and situated on a wide mature plot. Impressive storm porch, entrance hall with wood block flooring, WC, double door to triple aspect living room with character Inglenook style fireplace, wood block flooring and French doors to rear paved terrace, dining room with wood block flooring and fireplace, overlooking front garden, fully fitted kitchen/breakfast room with granite work tops, currently open plan to double aspect family room with bi-fold doors to rear paved terrace and separate door to side access, door to secondary staircase accessing bedrooms four, five and bathroom two. Door from kitchen to garage with new water softener, plumbed for washing machine and dryer, sink/drain, balanced flu gas boiler. Stairs to first floor landing, five bedrooms and three bath/shower rooms, two bedrooms having air conditioning.

- FIVE BEDROOMS WITH SELF CONTAINED ANNEXE IF REQUIRED
- THREE BATH/SHOWER ROOMS
- TWO/THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- LOCATED IN A PREMIER ROAD AND OFFERING EXTENSION POTENTIAL STPP
- TENURE - FREEHOLD - COUNCIL TAX - G - EPC D







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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.