



81a Foxley Lane, West Purley
Offers in Excess of £1,000,000 Freehold

ShineRocks
PROPERTY AGENTS

81a Foxley Lane

Purley

A unique four bedroom, two bathroom, four reception room, Architect designed family residence, with large block paved and gravel driveway leading to integral double garage, situated within walking distance of Purley town centre and railway station. Covered porch, reception hall with glass wall, Amtico flooring and door to triple aspect bespoke double height glass rear extension/Apropos conservatory with Amtico flooring, underfloor heating and French doors to the paved rear terrace and gardens. Fully fitted kitchen breakfast room with Amtico flooring and French doors to rear terrace, door to large utility room with Karndean flooring, door to double garage. Triple aspect living room overlooking rear garden, with modern brick built Inglenook style fireplace, an interesting mix of rustic and contemporary, study overlooking front garden, dual aspect dining room overlooking front garden, ground floor WC. Galleried landing with lovely garden views, acting as literally a bridge over the reception hall. Four bedrooms, two bath/shower rooms. Lovely mature South facing rear garden with large paved terrace and summerhouse.

- UNIQUE FOUR DOUBLE BEDROOM FAMILY RESIDENCE
- TWO BATHROOMS
- FOUR RECEPTION ROOMS INCLUDING BESPOKE TRIPLE ASPECT DOUBLE HEIGHT CONSERVATORY
- LARGE GRAVEL DRIVEWAY LEADING TO INTEGRAL DOUBLE GARAGE WITH OUTSIDE ELECTRIC CAR CHARGING POINT
- PAVED TERRACE LEADING TO LEVEL SECLUDED SOUTH FACING REAR GARDEN WITH SUMMERHOUSE
- WALKING DISTANCE OF GOOD SCHOOLS, PURLEY TOWN CENTRE & RAILWAY STATION
- AWAITING EPC - COUNCIL TAX - G





**Approximate Gross Internal Area 2430 sq ft - 226 sq m
(Including Garage)**

Ground Floor Area 1536 sq ft – 143 sq m

First Floor Area 894 sq ft – 83 sq m



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.