



***A UNIQUE FAMILY HOME* *FOUR BEDROOMS, THREE BATHROOMS*
 THREE RECEPTIONS *20' X 14'9 LOUNGE* 11'2 X 10'4 DINING ROOM* CONSERVATORY*
 STUDY *KITCHEN & UTILITY* *BREAKFAST ROOM* *ENCLOSED GARDEN TO THE SIDE*
 *DOUBLE GARAGE WITH A DOUBLE WIDTH DRIVEWAY***

A four bedroom detached home located in a private cul-de-sac in West Purley. A great location for the commuter by rail or car. Large and versatile accommodation in a peaceful setting, **REQUIRES SOME UPDATING, NO ONWARD CHAIN!**

Badgers Walk, West Purley, Surrey CR8 3PX
'Offers in Excess of' £775,000 FREEHOLD



DIRECTIONS

From Purley Cross proceed along the A2022 along Foxley Lane, take the fifth turning on the right into Farm Lane, turn left into Green Lane, Badgers Walk is on the left hand side. Upon entering the road the property is the first property on the left hand side.

LOCATION

Nearby Purley has a mainline railway station with services into London and the South Coast. There are also a good selection of Schools for all ages including John Fisher School for Boys, Thomas More Catholic School (mixed) and Christchurch C of E Infant/Primary School.

DESCRIPTION

This is a large detached family home offering versatile accommodation throughout. The ground floor has a large Lounge leading to a Conservatory opening onto the garden. There is a separate Dining Room, a Kitchen, separate Breakfast Room and a Utility plus a Study.

The first floor has a large landing, Master Bedroom and Guest Bedroom with En-suites, a large Family Bathroom and fitted wardrobes to three of the bedrooms.

Outside the secluded gardens are mainly to the side of the property behind the Conservatory. There is a Double Integral Garage approached via a large driveway with parking space for at least three vehicles.

COVERED ENTRANCE PORCH

RECEPTION HALLWAY

Large reception hallway with understairs storage cupboard and return staircase to first floor landing. Double glass panelled doors to lounge and dining room, radiator.

CLOAKROOM

Coved ceiling with inset spotlights, twin suite comprising of a wall mounted wash hand basin with tiled splashback and low flush WC, tiled flooring.

LOUNGE 20' x 14' 9" (6.1m x 4.5m) maximum measurements

Double glazed bay window to front aspect, double glazed windows and doors leading to conservatory. Feature fireplace with a gas flame effect fire inset, further pine storage cupboards to one side of fireplace, TV point and telephone points, two radiators.

CONSERVATORY

Double glazed conservatory with a pitched roof and fitted blinds, tiled flooring, two radiators, double doors to rear patio.

DINING ROOM / FAMILY ROOM 11' 2" x 10' 4" (3.4m x 3.15m)

Double glazed window to side aspect, moulded coved ceiling, double doors to hallway, radiator.

KITCHEN 13' 2" x 9' 10" (4.01m x 3m)

Double glazed window to rear aspect, range of wall and base units with complementary work surfaces incorporating a one and a half bowl sink unit with mixer tap and cupboard under. Integrated appliances including dishwasher, electric oven, four ring gas hob, extractor fan and fridge. Tiled flooring and surrounds, door to study, square archway to breakfast room.

BREAKFAST ROOM 10' 10" x 7' 9" (3.3m x 2.36m)

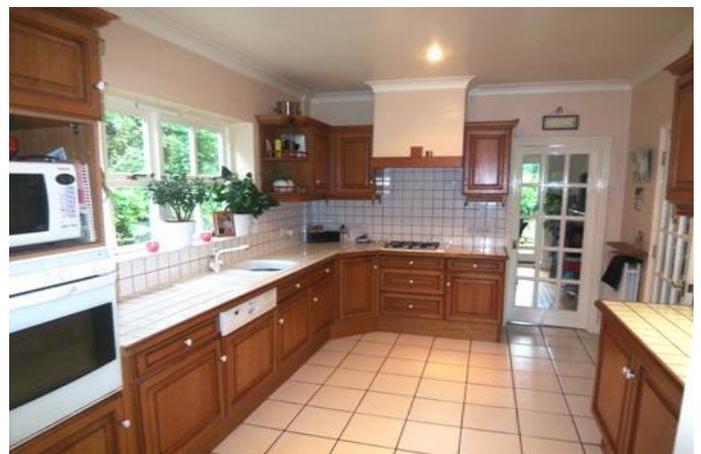
Double glazed double doors to rear aspect, coved ceiling, door to utility room, TV point, tiled flooring, double radiator.

UTILITY ROOM 8' 1" x 6' 11" (2.46m x 2.11m)

Double glazed window to rear aspect, door to side, space and plumbing for washing machine, single bowl stainless steel sink unit with mixer tap and cupboard under, coved ceiling, tiled flooring, door to double garage.

STUDY 11' 2" x 8' 2" (3.4m x 2.49m)

Double glazed window to rear aspect, double glazed double doors to rear patio, wood style flooring, radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Skylight window to front aspect, access to large built in eaves storage cupboard, partly split level landing, airing cupboard, radiator.

MASTER BEDROOM 22' 9" x 9' 3" (6.93m x 2.82m)

Double glazed window to front aspect, coved ceiling, partly with inset spotlights, pine fitted wardrobes with hanging and shelf space plus locker space above, two further double wardrobes and two radiators. Door to en-suite bathroom.

EN-SUITE BATHROOM 11' 3" x 5' 10" (3.43m x 1.78m)

Skylight window to side aspect, modern white suite comprising of a wood panelled bath with hand held shower fitment, vanity wash hand basin, low flush WC, enclosed shower cubicle with 'Aqualisa' shower fitment, tiled surrounds and flooring, extractor fan, inset spotlights.

BEDROOM TWO 17' 6" x 8' 8" (5.33m x 2.64m)

Double glazed window to front aspect, two built in double wardrobes, partly coved ceiling, double radiator, door to en-suite bathroom.

EN-SUITE BATHROOM 8' 11" x 8' 1" (2.72m x 2.46m)

Skylight window to rear aspect, white suite comprising of a wood panelled bath with hand held shower attachment, vanity wash hand basin, low flush WC, enclosed shower cubicle with 'Aqualisa' shower fitment, tiled surrounds and flooring, radiator.

BEDROOM THREE 14' 10" x 8' 3" (4.52m x 2.51m)

Double glazed window to front aspect, built in double wardrobe, double radiator.

BEDROOM FOUR 8' 4" x 8' 2" (2.54m x 2.49m)

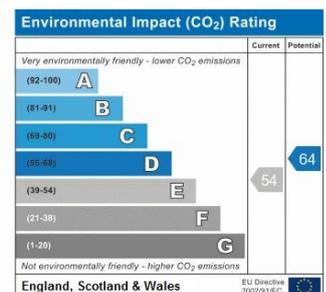
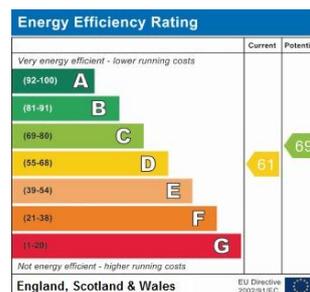
Double glazed window to front aspect, coved ceiling, radiator.

FAMILY BATHROOM 13' 2" x 5' 10" (4.01m x 1.78m)

White suite comprising of a wood panelled bath with hand held shower attachment, vanity wash hand basin, low flush WC, enclosed shower cubicle with shower fitment, tiled surrounds and flooring, extractor fan, radiator.



EPC GRAPH



FLOORPLAN

OUTSIDE

DOUBLE GARAGE

There is a large double garage with electric 'up and over' doors, power and light, personal door to utility room. The garage is approached via a wide, block paved driveway providing off street parking for at least three vehicles.

FRONT GARDEN

The front garden is mainly laid to lawn with some surrounding herbaceous borders and access to the side of the property.

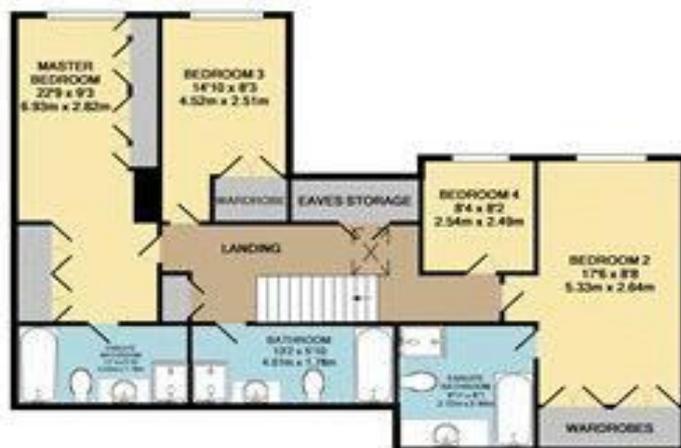
SIDE GARDEN

The side garden has a patio area to the side of the house which extends to the rear of the house. The remainder of the garden is mainly laid to lawn with some surrounding flower bed and herbaceous borders.

9/4/2018.



GROUND FLOOR
APPROX. FLOOR
AREA 1323 SQ.M.
(3219 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 892.5 SQ.M.
(2065 SQ.FT.)
TOTAL APPROX. FLOOR AREA 2115.5 SQ.M. (5281 SQ.FT.)
(We advise all buyers to have the accuracy of the floor plan confirmed by their own surveyors. We do not warrant, guarantee, or accept any responsibility in relation to any errors, omissions, or inaccuracies. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a contract. The actual layout and dimensions of the property may vary from those shown on this plan. Please refer to the floor plan for more details.)

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