



Downlands Road | West Purley | Surrey | CR8 4JF

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| OFFERS IN EXCESS OF £699,950 | FREEHOLD |

Frost Estate Agents are excited to welcome to the market this keenly priced and pleasing five bedroom detached family home, proudly established and enjoying some delightful rear aspect views from within a select road of 'West Purley'. Gently retreating away from the main pathway, the residence offers a warm and comfortable living arrangement throughout, absorbing many fine and traditional characteristic features, complimenting the finish of the home. Conveniently positioned, the location of the property ensures a straightforward approach to two mainline stations presenting both central Purley and Reedham lines, together with a selection of favoured schools. The home comes complete with a fortuitous 'no onward chain' agreement, enabling for a speedy purchase if desired. Your immediate interest is strongly advised.

The accommodation briefly incorporates; recessed canopied porch accessing the main inner entrance hallway contributing a downstairs w.c convenience. The hallway connects two independent and back to back reception rooms with the rear lounge displaying a delightful conservatory addition. The remaining portion to the ground floor provides a practical kitchen space with separate breakfast room division and concludes with an opportune cellar presenting ideal storage usage. The first floor level absorbs five bedrooms and comes complete with an expanded four piece family bathroom suite.

Externally the frontage reveals an inviting approach with walkway leading to the home's main entrance, incorporating a valuable garage serving electric roller shutter door accompanied with driveway. The rear garden exposes an extensive and beautifully crafted enclosed design, upheld with lawn and terrace patio seating areas.

'Downlands Road' is located in the favoured west side of Purley and is optimal for families wishing to access a number of popular local schools including Thomas Moore, Margaret Roper, Woodcote High/ Junior and Infant schools to name a few.

The location also offers uncomplicated access to Purley town centre which provides a range of amenities including a Tesco superstore, along with Purley mainline railway station for regular services to Central London, the South Coast and Gatwick. In addition, Reedham station is within a short walking distance and provides regular London bound services.

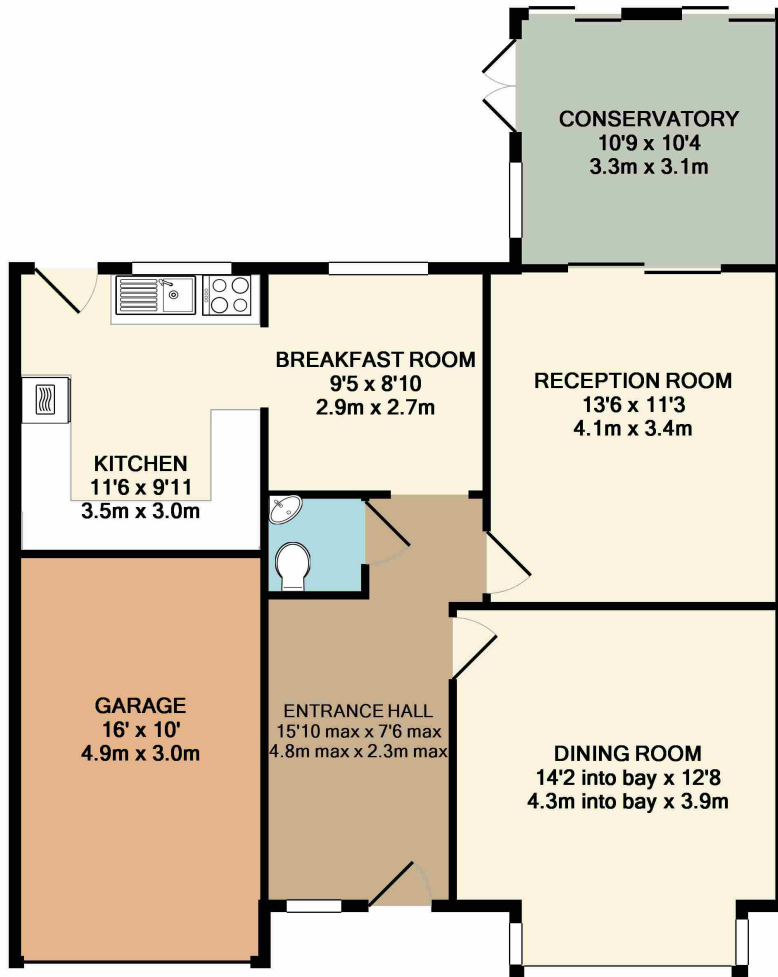




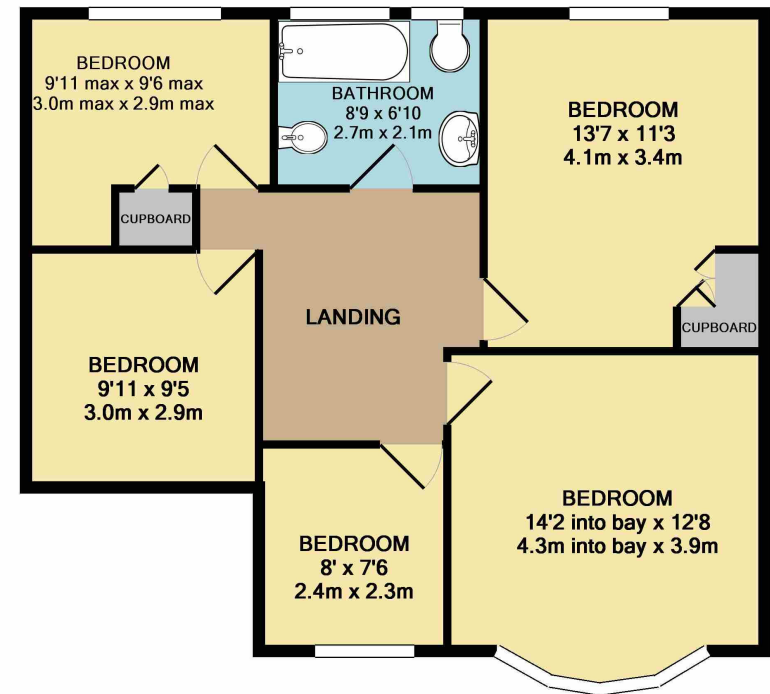
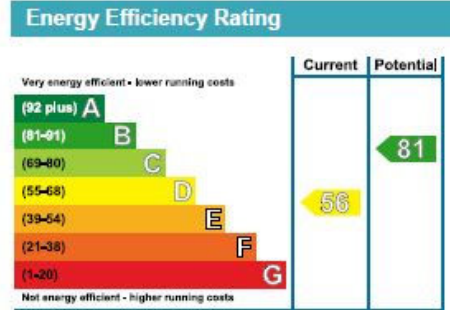








GROUND FLOOR
APPROX. FLOOR
AREA 924 SQ.FT.
(85.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 691 SQ.FT.
(64.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1615 SQ.FT. (150.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.