



Warren Road | Purley | Surrey | CR8 1AA

FROST 
Estate Agents Since 1862
Exclusive Premier Homes

| GUIDE PRICE £750,000 | FREEHOLD |

Frost Estate Agents are extremely delighted to offer to the market this truly exceptional five bedroom detached family home located in a central and ultra-convenient position close to Purley town centre and mainline station.

The property known as 'Cadenabbia' was built by an Italian family who named it after a small community in Lombardy, Italy, in the province of Como, on the west shore of Lake Como.

The property has now undergone extensive modernisation and has been extended to incorporate an outstanding entrance into the property where you are warmly greeted with a beautiful stone fireplace, an 18ft high ceiling, sweeping feature staircase, beautiful antique stained glass windows and a stunning galleried landing.

On the first floor the galleried landing opens to the large dining hall, this in turn provides access to the luxury fitted kitchen with a large range oven, numerous fitted cupboards and a feature antique dresser (available to purchase separately) which complements the interior design and flow of the property. From the dining hall is an additional reception area which could easily be used as an additional sitting room, office or general living space. There is a fabulous fully fitted period style bathroom, with three piece white suite and a separate shower cubicle.

Steps up to the split level landing from the reception provides access to the large dual aspect master bedroom, separate WC and stairs of the hallway lead up to the second floor. The second floor accommodation offers a superb split level bedroom with enough space to provide an ensuite bathroom, a large single bedroom and two further double bedrooms. From the hallway/landing there is a separate access to the 25ft x 15ft sun terrace with superb views. This space could also be an area that again could create additional enclosed space and a glass conservatory would be a useful idea and subject to the usual planning consents.

Additionally this wonderful home benefits from gardens to the front and rear, gas central heating, mostly double glazed windows (except for feature antique windows), solid wood flooring to the reception areas and a detached double garage at street level to the front of the property with remote electric door.

An internal viewing is strongly recommended to fully appreciate this unique and beautiful family residence. Being located in ultra convenient position within easy access of Purley town centre with its exceptional facilities including the mainline railway station offering speedy services to the south Brighton and Gatwick along with exceptional services through to London Bridge and Victoria.







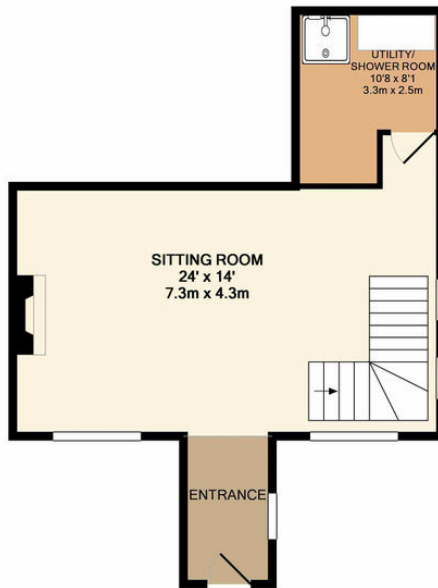




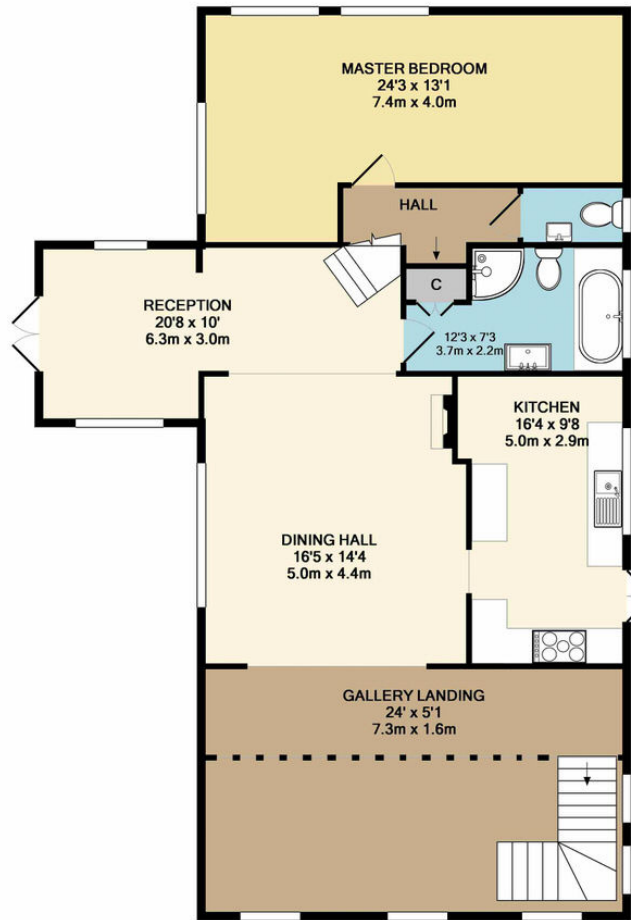


Energy Efficiency Rating

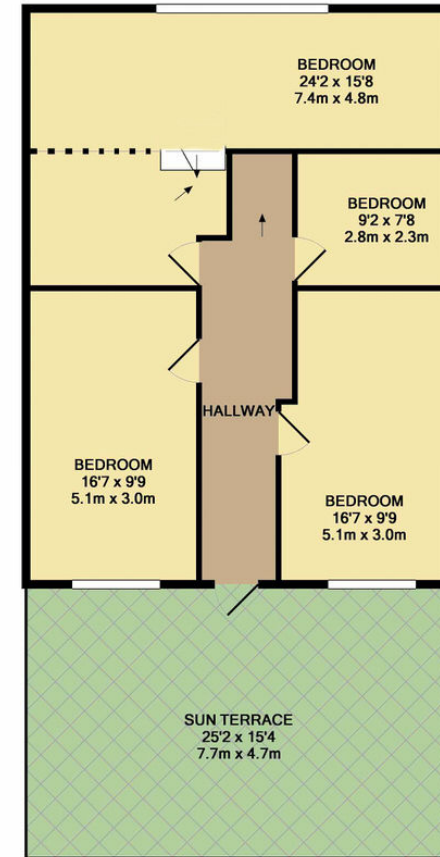
Very energy efficient • lower running costs		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient • higher running costs			



GROUND FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1303 SQ.FT.
(121.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 771 SQ.FT.
(71.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2532 SQ.FT. (235.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Frost Estate Agents
1 Purley Road, Purley CR8 2HA
T: 020 8660 8228 F: 020 8645 6462
E: sales@frostproperty.co.uk
W: www.frostproperty.co.uk



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.