

# HUNTERS®

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**Verulam Ave, Purley, CR8 3NR**

**Guide price £1,450,000-£1,550,000**

**Property Images**



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**Approximate Gross Internal Area 3148 sq ft - 292 sq m  
(Including Garage)**

Ground Floor Area 1758 sq ft - 163 sq m

First Floor Area 1390 sq ft - 129 sq m

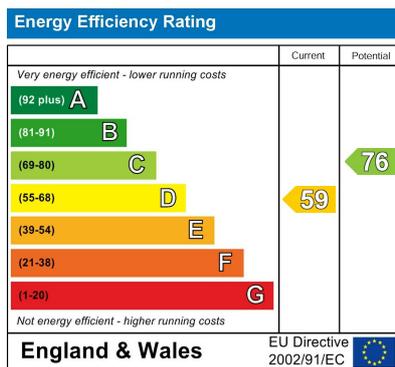


Ground Floor



First Floor

## EPC



## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 2 Receptions: 3  
Tenure: Freehold

Located on a wide residential avenue situated in the popular Woodcote Estate you will find this detached, three reception room, five bedroomed house which measures in excess of 3100 square feet. The house also offers the potential to extend (subject to planning permission). The street is characterised by detached family residences, many with ample garden space and desirable features like swimming pools and gated access.

## Features

• DETACHED HOUSE • THREE RECEPTION ROOMS • Double garage • FIVE BEDROOMS • One family and one ensuite bathroom and extra WC downstairs • ON THE PRESTIGIOUS WOODCOTE ESTATE • Utility Room • MEASURING OVER 3100 SQ FT

The house boasts a solid oak door to the generous hallway, leading to all of the reception rooms, kitchen and separate WC. From the kitchen you also have the benefit of a utility room which in turn leads to the double garage. Upstairs you have the five bedrooms (with the main bedroom having an ensuite) a family bathroom and separate WC.

There is triple glazing and various features around the house such as fireplaces and feature windows.

The secluded mature garden measures approx 108ft long and 68ft wide.

The property has been maintained to a good standard but needs modernisation, it offers everything a family will need and is ideal for someone to be able to put their own stamp on.

### Transport and local information

The property is also on a convenient route for travel into London. Buses to the stations run from nearby roads.

Purley, Reedham and Coulsdon Town stations are nearby, to and from London Bridge and London Victoria. Travel time to Gatwick is approximately 25 minutes and also easy access to the A23 and M25.

The property, which is in the London Borough of Croydon, has a range of nearby schools, both State and Independent, the closest schools being, St David's, Woodcote, Wallington Girls, Wilsons, Cumnor House, Regina Coeli, Riddlesdown Collegiate, Oakwood and Whitgift.

Purley is not short of open spaces, coffee shops, bars, cafe's and restaurants including Lord Roberts on the green! Major shopping and entertainment is only a few stops away in Croydon.

Purley Sports Club is nearby and offers tennis, cricket, bowls, squash and fitness classes. There are also several golf courses nearby. Within a short distance in various directions, you can be at lovely open spaces such as the Mayfield Lavender fields, Oaks Park, Riddlesdown or the Farthing Downs.

Verified Material Information

Council Tax band: H

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: Survey Instructed

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Triple glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good

Parking: Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No



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Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert