

streets ahead

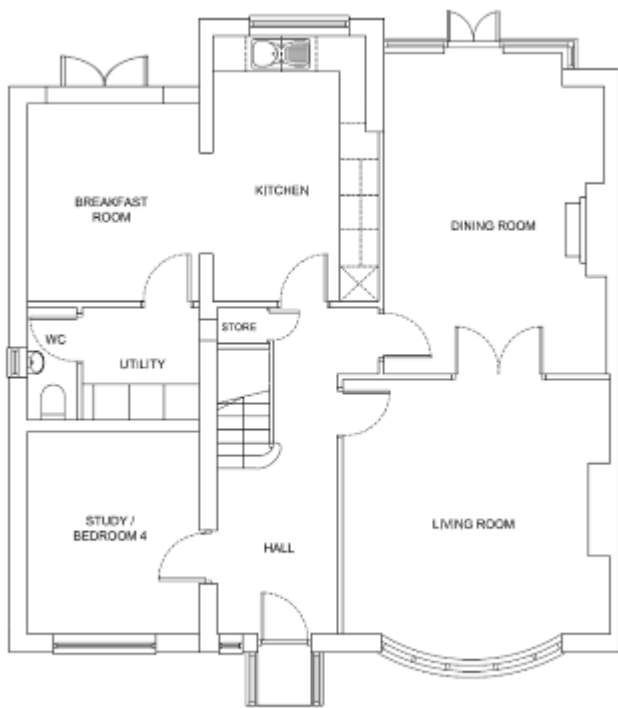


1 Woodcrest Road, Purley CR8 4JD

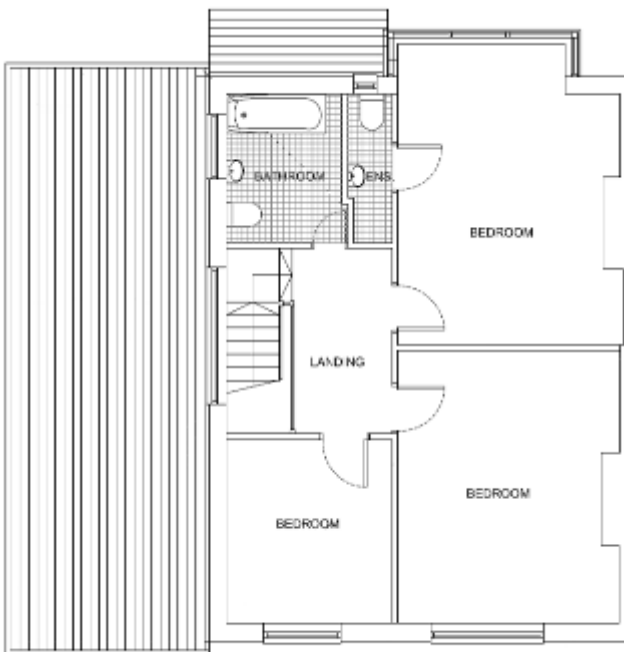


Set in an elevated location with stunning roof top views over Purley is this delightful four bedroom family home, which has been lovingly extended and refurbished to provide fantastic modern living accommodation. There is an en-suite shower room to the master bedroom, a luxury fitted bathroom, a generous kitchen/ breakfast room with utility room, two very generously proportioned intercommunicating receptions, a ground floor cloakroom and a 72ft (approx) Westerly aspect landscaped rear garden. The ground floor benefits from beautiful maple flooring with fitted carpets to the first floor. This gorgeous family home also has a block work driveway with off street parking and a landscaped front garden.





GROUND FLOOR PLAN



FIRST FLOOR PLAN

FRONT GARDEN:

Partly laid to walled and raised flowerbeds with an elegant turning staircase leading to the front door with an understairs storage cupboard and external lighting. Side access to the rear garden and a block work driveway with parking for up to 2 cars.

ENTRANCE:

Panelled wooden front door with storm porch and exterior lighting.

HALLWAY:

Turning staircase to the first floor with stripped and polished banister rail and a fitted carpet, coving, picture rail, maple flooring, double radiator, central heating thermostat, understairs storage cupboard, doors to:

SITTING ROOM:

16' 9 x 15' 0 (5.11m x 4.57m) (Max). Double glazed semi circular bay window to the front with feature double radiator, deep coving, picture rail, impressive brushed steel fireplace with stone surround and marble hearth, power points, fitted carpet, double doors to:

DINING ROOM:

17' 9 x 12' 6 (5.41m x 3.81m) (Max). Double glazed windows and twin double glazed doors to the rear garden, coving, picture rail, power points, double radiator, fitted carpet.

KITCHEN / BREAKFAST ROOM:

19' 0 x 15' 0 (5.79m x 4.57m) (Max). Double glazed windows and twin double glazed doors to the rear garden, range of fitted wall and base units with work tops, single drainer with 1¼ bowl sink unit with mixer tap, fitted brush steel electric double oven with five ring gas hob with brush steel and glass extractor hood over, soft closed drawers, space for dishwasher, space for American style fridge / freezer, concealed central heating boiler, maple flooring, double radiator, spotlights, door to:

UTILITY ROOM:

6' 6 x 6' 3 (1.98m x 1.91m) (Max). Fitted wall and base units with work tops, single drainer sink with chrome mixer tap, plumbing for washer / dryer, lada cupboard, power points, maple flooring, door to:

CLOAKROOM:

5' 6 x 2' 9 (1.68m x 0.84m) (Max). Double glazed window to side, low level WC with concealed cistern, wash basin with chrome mixer tap and tiled splash backs, radiator, maple flooring, extractor fan.

BEDROOM 4 / STUDY:

10' 9 x 9' 9 (3.28m x 2.97m) (Max). Large double glazed window to the front, maple flooring, double radiator, power points.

LANDING:

Split-level, large double glazed window to the side, loft hatch, picture rail, fitted carpet, power points, doors to:

MASTER BEDROOM:

17' 3 x 12' 6 (5.26m x 3.81m) (Max). Into square double glazed bay window to the rear overlooking the garden, radiator, power points, picture rail, fitted carpet, double doors to:

EN-SUITE:

7' 6 x 2' 11 (2.29m x 0.89m) (Max). Frosted double glazed window to the rear, designed as a wet room with a walk-in shower area with thermostat controlled shower with feature shower head, wash basin with chrome mixer tap, low flush WC with concealed cistern, shaver light, extractor, mosaic tiled floor and walls.

BEDROOM 2:

15' 0 x 12' 7 (4.57m x 3.84m) (Max). Double glazed window to the front with stunning roof top views, picture rail, power points, fitted carpet, radiator.

BEDROOM 3:

10' 3 x 9' 6 (3.12m x 2.90m) (Max). Double glazed window to the front with stunning roof top views, picture rail, power points, radiator, fitted carpet.

LOFT ROOM:

Fully boarded with Velux window to the side, strip light with motion sensor, heavy duty loft ladder.

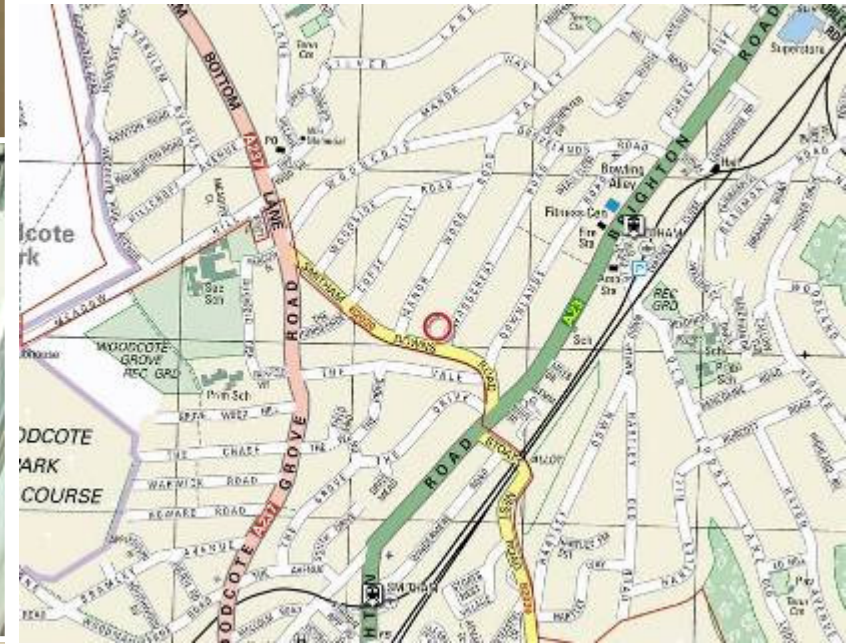
REAR GARDEN:

72ft (22m) Approx. West North West facing with patio area adjacent to the house and side access from the front garden, elegant raised flowerbeds and steps up to the main lawn with additional flowerbeds to both sides and the rear with a further patio with a surrounding stone quadrant and beautiful timber fencing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact Rating (CO ₂)		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	53
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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