

Great Woodcote Park, Purley CR8



Guide price £925,000



Key Features

- Handsome 6 BED DETACHED Residence
- Gated Multiple Car Drive
- Two Great Reception Rooms
- Immaculate 10-Seater Dining Room
- Excellent Transport Links & Within Easy Reach to Town Centres
- Modern Fully Fitted Kitchen with Separate Utility

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	78
		EU Directive 2002/91/EC	

Full Description



Dining Room 3.20m x 2.97m (10'6 x 9'9)

Downstairs Cloakroom 1.17m x 1.85m (3'10 x 6'1)

Kitchen 4.80m x 2.79m (15'9 x 9'2)

Utility Room 1.98m x 1.85m (6'6 x 6'1)

Lounge / Reception Room 1 4.80m x 3.23m (15'9 x 10'7)

Living Room 7.87m x 4.34m (25'10 x 14'3)

Conservatory 2.57m x 5.49m (8'5 x 18')

Games Room 6.96m x 4.52m (22'10 x 14'10)

Master Bedroom 4.80m x 5.21m (15'9 x 17'1)

Master Bedroom En-suite 2.59m x 2.54m (8'6 x 8'4)

Study 1.96m x 1.65m (6'5 x 5'5)

Bedroom 2 with En-suite 4.83m x 3.63m (15'10 x 11'11)

Family Bathroom 3.66m x 2.44m (12'0 x 8'0)

Bedroom 3 3.45m x 4.37m (11'4 x 14'4)

Bedroom 4 3.45m x 4.42m (11'4 x 14'6)

Bedroom 5 3.51m x 4.52m (11'6 x 14'10)

Bedroom 6 3.35m x 4.52m (11'0 x 14'10)

BELVOIR!

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We would like to point out that all measurements, floor plans and photographs are for guidance purposes only. If there is any point, which is of particular importance to you, please obtain professional confirmation.

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Total area: approx. 289.1 sq. metres (312.3 sq. feet)
Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Floor plans are subject to change without notice.