



Price
£750,000

Freehold

4x  1x  3x 

**Woodcote Valley Road,
Purley, Surrey, CR8**

cubitt&west
Helping you move forwards



Main features

- Detached home in desirable location
- In need of modernisation
- Ideal family home to put your own stamp on
- Garage and off street parking
- Walking distance to both Purley & Reedham train stations
- Internal photo's & floor plans coming soon!

Accommodation

GROUND FLOOR

Entrance Hall
 Shower Room: 8'8 x 3'7 (2.64m x 1.09m)
 Lounge: 15'4 x 14'5 (4.68m x 4.40m)
 Dining Room: 15'0 x 12'4 (4.58m x 3.76m)
 Breakfast Room: 11'1 x 9'9 (3.38m x 2.97m)
 Kitchen: 11'1 x 10'4 (3.38m x 3.15m)

FIRST FLOOR

Landing
 Bedroom 1: 16'3 x 10'6 (4.96m x 3.20m)
 Bedroom 2: 13'5 x 11'6 (4.09m x 3.51m)
 Bedroom 3: 11'8 x 11'2 (3.56m x 3.41m)
 Bedroom 4: 11'0 x 9'5 (3.36m x 2.87m)
 Separate Toilet
 Bathroom: 7'8 x 6'0 (2.34m x 1.83m)

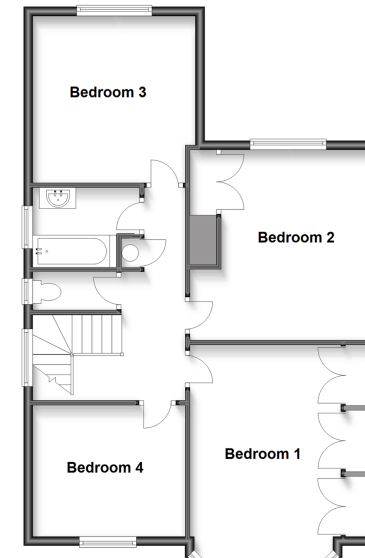
OUTSIDE

Front & Rear Gardens
 Garage
 Off Street Parking

Ground Floor
 Approx. 98.1 sq. metres (1055.8 sq. feet)



First Floor
 Approx. 73.9 sq. metres (795.8 sq. feet)



Call Purley - 020 8660 8882 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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