



**Guide Price**  
**£875,000**

**Freehold**

4x  2x  2x 

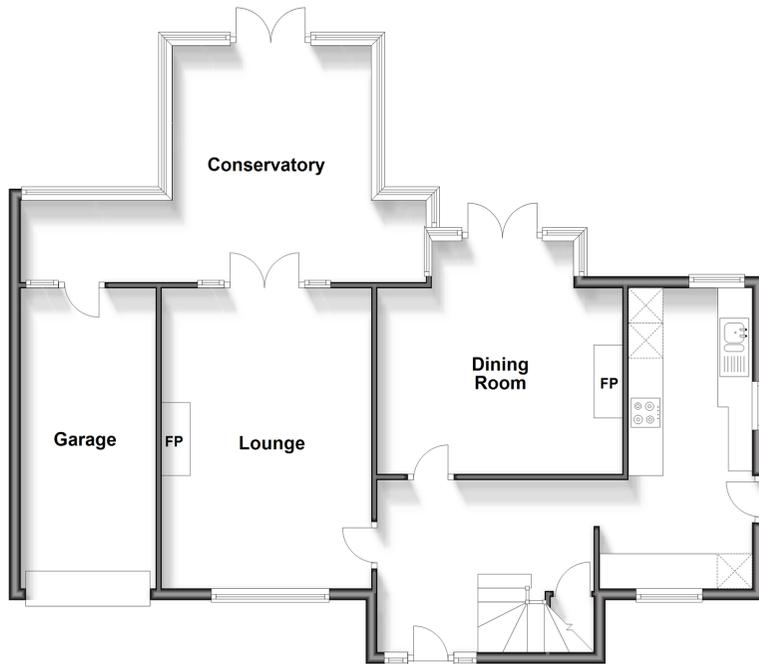
**Oakwood Avenue,  
Purley, Surrey, CR8**

**OVER 60?**

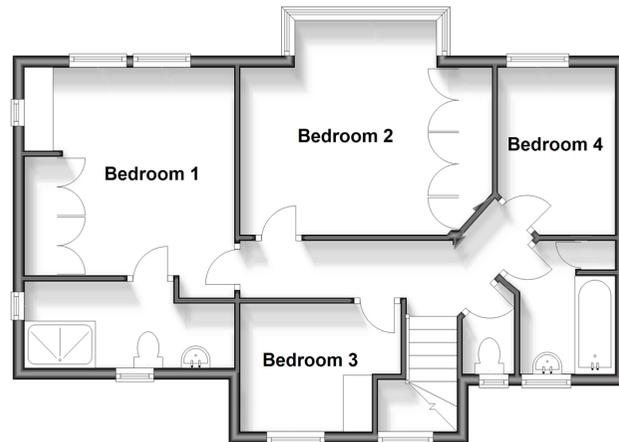
Secure this property  
for up to **59% less!**

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**Ground Floor**  
Approx. 91.4 sq. metres (984.2 sq. feet)



**First Floor**  
Approx. 59.3 sq. metres (637.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 17'9 x 9'7 (5.41m x 2.92m)

Dining Room: 13'7 x 13'3 (4.14m x 4.04m)

Lounge: 17'7 x 12'2 (5.36m x 3.71m)

Conservatory

### FIRST FLOOR

Landing

Bedroom 1: 12'3 x 12'2 (3.74m x 3.71m)

En suite Shower Room

Bedroom 2: 12'6 x 12'6 (3.81m x 3.81m)

Bedroom 3: 8'9 x 7'4 (2.67m x 2.24m)

Bedroom 4: 9'2 x 7'1 (2.80m x 2.16m)

Bathroom

Separate Toilet

### OUTSIDE

Front Garden

Rear Garden

Garage

Off Street Parking



## Main features

- Detached family home in sought after tree lined residential road
- Parquet flooring to ground floor, inviting hallway & feature fireplace's
- Great size conservatory leading to large rear garden with far reaching views over Purley
- Walking distance to 3 train stations and 'outstanding' Riddlesdown Collegiate
- Garage & off street parking

## Nearest Schools

Primary Schools: Harris Primary 0.5 miles, Christ Church CofE Primary (Purley) 0.6 miles, Beaumont Primary 0.8 miles Secondary Schools: Thomas More Catholic School 0.8 miles, Riddlesdown Collegiate 0.9 miles, Tudor Lodge School 1.2 miles

## Transport Information

Train Stations: Riddlesdown 0.3 miles, Purley 0.4 miles, Kenley 0.6 miles

## Address

Oakwood Avenue, Purley, Surrey, CR8

## Directions

For directions to this property please contact us.



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(59) POTENTIAL: B(85)

21511162/20240420/DI/TS