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3,405FT² GIA



FOR SALE

Purley Rise, Purley

CR8 3AU

Guide Price

£1,200,000

-Preface-

This auspiciously situated, double-fronted family home boasts a truly unmissable opportunity to the discerning buyer.

A truly unique opportunity presents itself in the form of this characterful homestead constructed in the early-1900s and bearing many of the quaint and ornate hallmarks redolent of Edwardian architecture. Broad splayed bay windows, red hung tiles and distinct black bargeboards offer a true sense of authenticity in an era of contemporary, minimalist design.

Occupying a centralised position on just over a fifth-of-an-acre plot, the property's front boundary abuts the Council-adopted road, Purley Rise and Hill Road to its Western boundary. Affectionately coined 'Sunshine House' by the current owner, the property boasts the perfect balance between seclusion and connectedness.

-Ground Floor-

Upon entering the entrance hallway, an unmistakable sense of grandeur is generated, with high ceilings, decorative cornices and yawning picture window providing the level of natural sunlight vaunted by many homeowners at the turn of the twentieth century.

Flowing effortlessly, the ground floor accommodation largely conforms of large proportions and generous living space. The first reception room, nominally a lounge, possesses a feature fireplace and sprawling bay window to the front elevation. A dual-aspect office/additional bedroom follows on from the lounge and provides further versatility to home ripe for customisation.

A further substantial reception room/family room boasts a feature wall housing an electric fireplace along with large patio doors to the rear. This room, like all others - excluding the kitchen, bathroom, utility room, dining room and study - is carpeted.

A well-appointed kitchen with integrated appliances caters for three-wall cabinetry and boasts a raised platform with balustrades leading to the dining/breakfast room. A modest study (presently being deployed as a shoe room) completes this section of the ground floor.

Finally, a tiled bathroom consistent with a contemporary design houses a shower cubicle, bathtub and vanity sink which serves as a thoughtful addition to cater for those who may have additional accessibility needs. Finally, a utility room completes the ground floor area which provides access down to the cellar.



- Cellar -

A coveted additional storage space – out of sight, out of mind – is provided by a cellar measuring c.71ft². Adequate ceiling height (c.6'2") means that the space remains largely accessible.

- First Floor -

Ascending to the first floor, three, well-proportioned double bedrooms flow in a counter clockwise direction. All three bedrooms on this floor are served by an L-shaped family bathroom with hand basin, shower cubicle and bathtub.

Bedroom 4, like all bedrooms boasts tall ceilings (c.9'0") and ample space for a bed, desk and wardrobes. Bedroom 3 possesses a feature fireplace and a large, canted bay window overlooking the driveway.

The first floor is completed by the voluminous Bedroom 1, with proportions more fitting to a reception room. Stretching to almost 22ft at its longest point, this will likely be the subject of a few lively debates amongst family members when room allocation is broached!

- Second Floor -

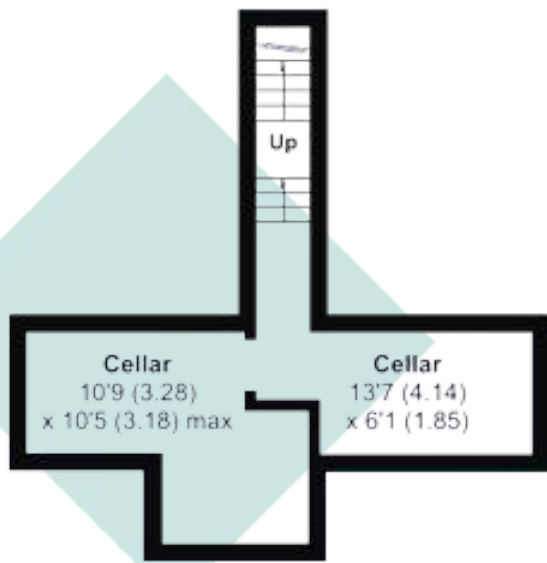
The second floor completes the habitable space, with a further three bedrooms and W/C.

- External Amenity -

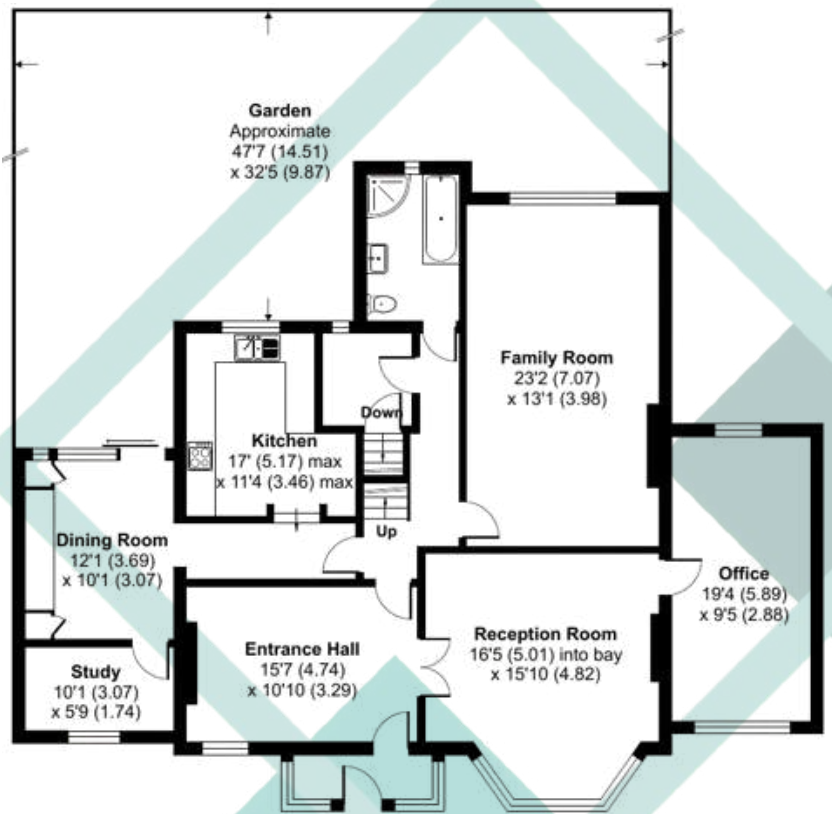
Planted entirely by the existing owner, an array of trees and plants have provided a structure to a terraced rear garden.

The front garden further reinforces the sylvan-vibe and provides a single-access driveway sufficient for three cars.





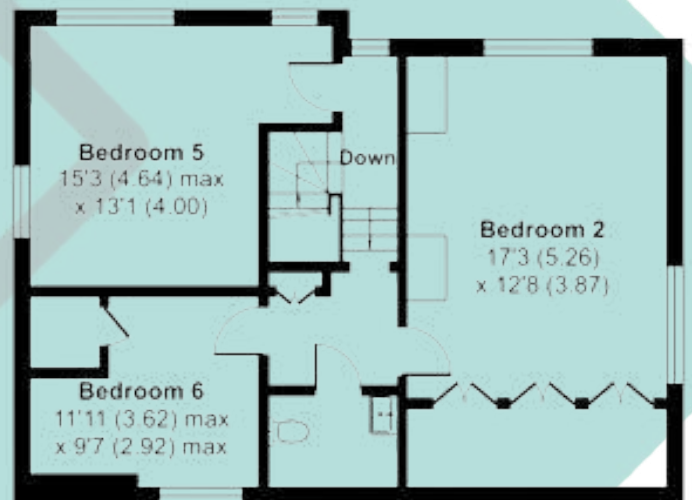
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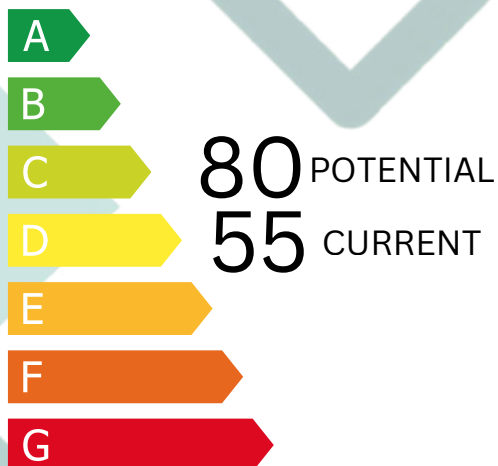
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown has not been tested and no guarantee as to their operability of efficiency can be given.