



PURLEY OAKS ROAD

CR2

145 Purley Oaks Road

A beautifully restored 1920s
detached family home



5  4   2,335 FT² GIA 3   136 FT²  D 64

THIS AUSPICIOUSLY SITUATED, DOUBLE-FRONTED FAMILY HOME BOASTS A TRULY UNMISSABLE OPPORTUNITY TO THE DISCERNING BUYER.

NESTLED NEATLY WITHIN A CORNER PLOT ON A SOUGHT-AFTER ROAD IN SOUTH CROYDON, THIS FIVE-BEDROOM, DETACHED, 1920S-BUILT DWELLING HAS BEEN SYMPATHETICALLY REFURBISHED TO RESTORE IT TO ITS FORMER GLORY.

POSSESSING AN INTEGRATED GARAGE WITH OVERHEAD MEZZANINE STUDY/OFFICE, REAR CONSERVATORY AND PAVED PRIVATE DRIVEWAY, THERE ARE VERY FEW, IF ANY DESIRES LEFT UNSATIATED BY THIS CHARACTERFUL HOME.



Situation & Locality

OCCUPYING A PLOT OF JUST UNDER AN EIGHTH OF AN ACRE, THIS DWELLING FACES SOUTH ONTO THE COUNCIL-ADOPTED PURLEY OAKS ROAD. THE SITE'S WESTERN BOUNDARY ABUTS A DISCREET FOOTPATH PROVIDING ACCESS TO THE CLASSIFIED SANDERSTEAD ROAD.



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PURLEY OAKS ROAD, 1920S

PURLEY OAKS ROAD IS RIGHTLY HELD IN HIGH REGARD BY RESIDENTS AND ASTUTE HOMEBUYERS ALIKE. APTLY DESCRIBED AS THE EPICENTRE OF LOCAL HISTORY, THE BROAD BOULEVARD-STYLE ROAD OFFERS A UNIQUE BLEND OF TRANQUILLITY, GREENERY AND SECLUSION ALL WHILST BOASTING THE ACCESSIBILITY AND CONNECTIVITY OF SUBURBAN LIVING.

PROPERTIES ALONG THE ROAD SHARE A COMMON ARCHITECTURAL STYLE AND CHARACTER (C.1920S-1950S); DETACHED AND SEMI-DETACHED FAMILY HOMES REPRESENT THE PREDOMINANT HOUSING TYPOLOGY ALONG THIS ROAD, WITH AN ABUNDANCE OF UNRESTRICTED RAISED KERB PARKING AVAILABLE.



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PURLEY OAKS ROAD, 2020S



ACROSS FROM THE DOORSTEP LIES A GEM OF LOCAL HISTORY – ACCESS TO THE WETTERN GARDENS AND PURLEY BEECHES WOODLAND PROVIDES AN ESCAPE TO A SYLVAN OASIS: WITH TREES ORIGINATING FROM ALL OVER THE GLOBE TO BE FOUND IN THE BEAUTIFULLY CURATED GROUNDS OF THE WETTERN GARDENS AS WELL AS A VAST EXPANSE OF ALMOST 18 ACRES OF WOODLAND AND GRASSLAND DATING BACK 170 YEARS IN THE FORM OF “THE BEECHES”. COMPLETING THE CONFLUENCE OF OPEN GREEN SPACES, A BROAD GAP IN THE BUILD LINE SITS OPPOSITE THE PROPERTY’S FRONT DOOR AS THE SANDERSTEAD ALLOTMENTS ARE SITUATED 120 YARDS TO THE SOUTH.



WETTERN TREE GARDEN BOASTS AN REMARKABLE HISTORY SPANNING OVER THREE GENERATIONS OF THE WETTERN FAMILY LINEAGE; A LOCAL FAMILY WANTING TO GIVE SOMETHING BACK TO THE AREA THAT THEY CALLED HOME. CURATED THROUGHOUT HIS LIFETIME, ERIC WETTERN PLANTED OVER 60 DIFFERENT RARE OR UNUSUAL SPECIES OF TREES AND SHRUBS ON THIS MODEST PLOT

PURLEY BEECHES DATES BACK OVER 170 YEARS AND IS ONE OF MANY EXPONENTS OF THE NORTH DOWNS’ BEAUTY



Transportation & Connectivity



TO THE NORTH, THE PROPERTY IS SERVED TWO WELL-CONNECTED TRAIN STATIONS: SANDERSTEAD (0.5 OF A MILE ON FOOT) AND PURLEY OAKS (0.8 OF MILE ON FOOT). BOTH OFFER SWIFT, DIRECT ACCESS TO THE CITY (LONDON VICTORIA & LONDON BRIDGE, RESPECTIVELY) IN UNDER 30 MINUTES.

PUBLIC BUSES CAN ALIGHTED FROM SANDERSTEAD ROAD WITH BUS STOPS ON THE 403-BUS ROUTE TO WEST CROYDON AND WARLINGHAM WITHIN A MERE 0.4 OF A MILE. ADDITIONALLY, THE 359-BUS ROUTE OPERATING BETWEEN PURLEY AND ADDINGTON VILLAGE CAN BE ALIGHTED FROM MAYWATER CLOSE (0.6 OF A MILE TO THE SOUTH).



ACCESS TO CROYDON'S SPRAWLING TRAMLINK NETWORK CAN BE OBTAINED FROM COOMBE ROAD, WHICH IS LOCATED 2.2 MILES TO THE NORTH. THIS NETWORK PROVIDES CONVENIENT ACCESS TO WIMBLEDON TO THE WEST, NEW ADDINGTON TO THE SOUTH AND BECKENHAM JUNCTION TO THE EAST.



Sanderstead Railway

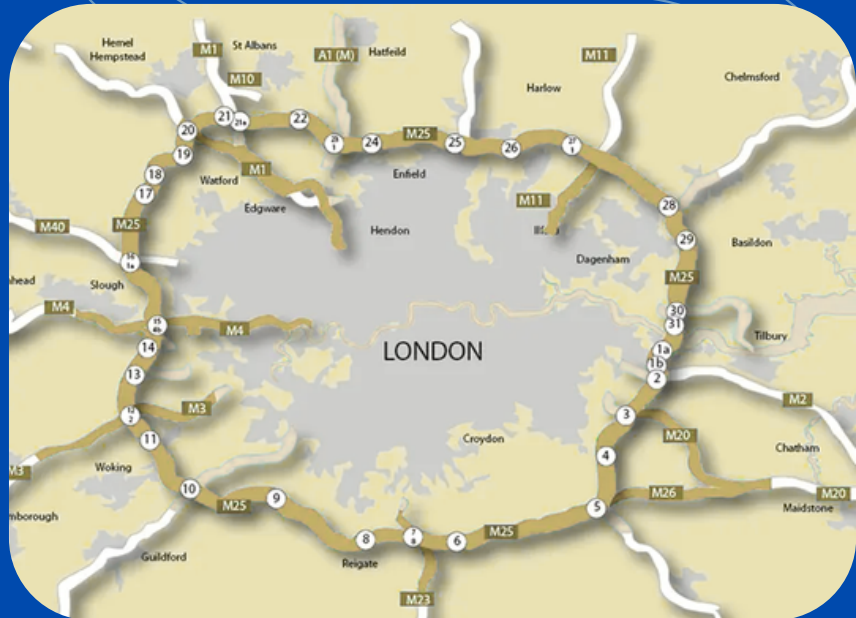


Purley Oaks Railway

Transportation & Connectivity



THE M25 ORBITAL MOTORWAY CAN BE ACCESSED TO THE SOUTH VIA THE A23 TO JUNCTION 7 FOR CROYDON. BOTH THE M23 AND M25 MOTORWAY NETWORKS CAN BE ACCESSED VIA JUNCTION 7 AND IS ROUGHLY 8.5 MILES AWAY BY ROAD. THE CLOSEST AIRPORT IS LONDON GATWICK WHICH IS LOCATED APPROXIMATELY 16.5 MILES AWAY BY ROAD.



Sanderstead Road Bus Stop

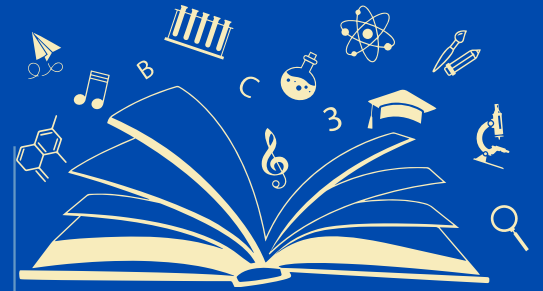
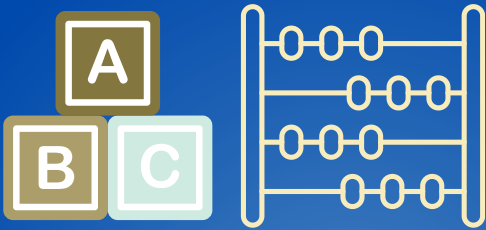


Local Amenities & Education

THE NEARBY LIMPSFIELD ROAD (1.0 MILE BY ROAD) OFFERS A SELECTION OF COFFEE SHOPS, RESTAURANTS, CONVENIENCE STORES AND PETROL STATION WHILST A WAITROSE SUPERMARKET CATERS FOR LARGER HAULS. THE PARADE OF SHOPS ALSO SITS NEATLY OPPOSITE SANDERSTEAD RECREATIONAL GROUND, WHICH HOSTS VARIOUS COMMUNITY-LED ACTIVITIES THROUGHOUT THE YEAR.



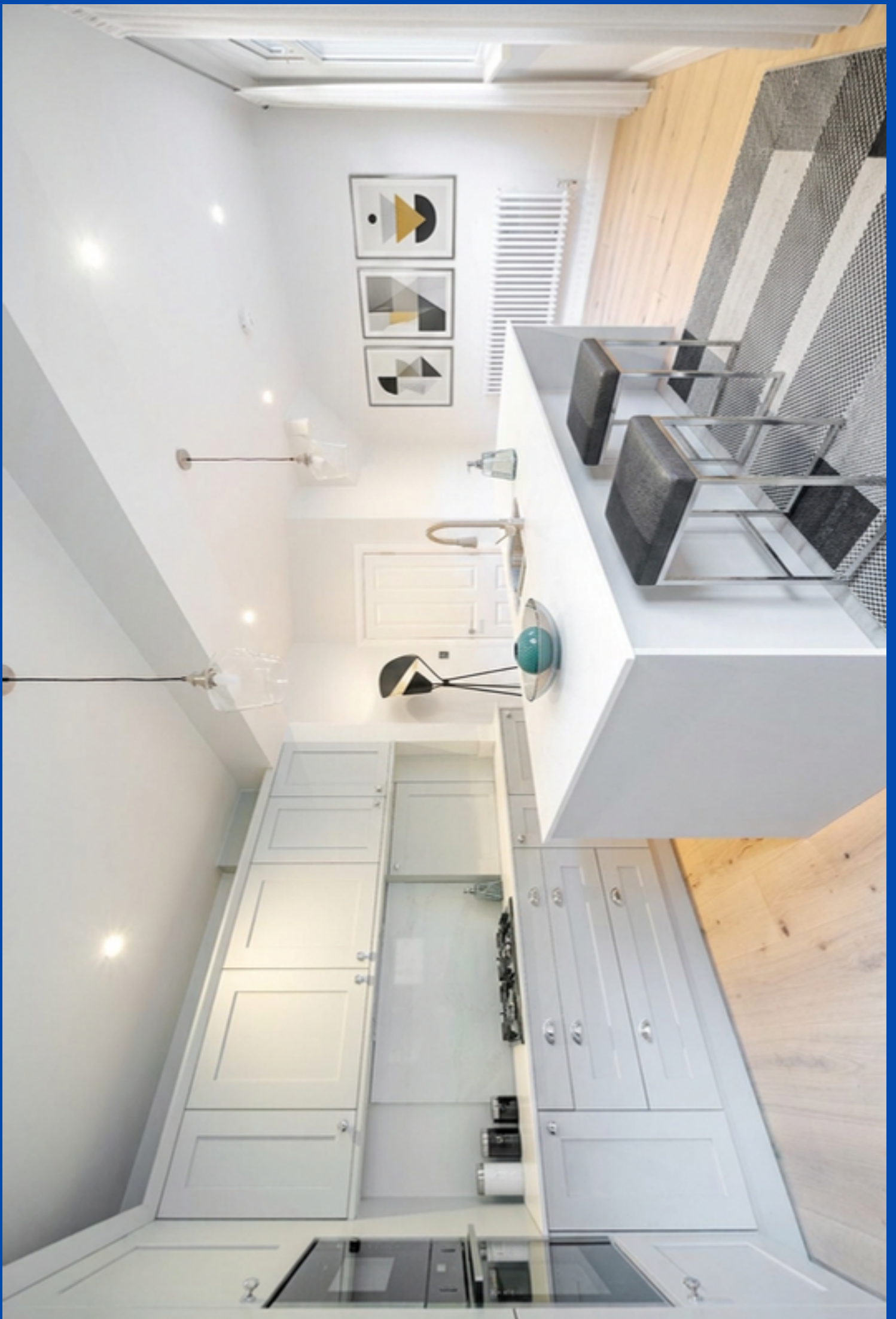
OUTDOOR SPORT FACILITIES ARE PLENTIFUL WITH A NOTEWORTHY MENTION OF PURLEY DOWNS GOLF CLUB (0.7 OF A MILE) SERVING AS A REVERED DESTINATION FOR ALL THOSE WITH AN AVIDITY FOR THE FAIRWAYS.



THE AREA IS KNOWN TO BE DESIRABLE FOR ITS PROXIMITY TO SEVERAL EDUCATIONAL INSTITUTIONS SPANNING PRE-SCHOOLS, PRIMARY AND SECONDARY SCHOOLS.

RIDGEWAY PRIMARY SCHOOL AND NURSERY (STATE COMPREHENSIVE) (0.6 OF A MILE), GRESHAM PRIMARY SCHOOL (STATE COMPREHENSIVE) (0.8 OF A MILE) AND ATWOOD PRIMARY SCHOOL (STATE COMPREHENSIVE) (1.3 MILES) PROVIDE OFSTED 'GOOD' OPTIONS FOR THOSE VITAL PRIMARY YEARS.

RIDDLEDOWN COLLEGIATE (CO-EDUCATIONAL (STATE COMPREHENSIVE) (2.1 MILES), CROYDON HIGH SCHOOL (GIRLS) (INDEPENDENT) (1.6 MILES), THE WHITGIFT SCHOOL (BOYS) (INDEPENDENT) (2.2 MILES) DEMONSTRATE THE QUALITY AND BREADTH OF SECONDARY OPTIONS ACROSS BOTH THE STATE AND PRIVATE SECTORS.



Description

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GROUND FLOOR

UPON ENTERING THE PORCH AND HARDWOOD CAROLINA-STYLE FRONT DOOR, ONE IS GREETED BY A LIGHT, BRIGHT AND CHIC INTERIOR COLOUR PALETTE, WITH LIGHT TAUPE WALLS AND TASTEFUL WOODEN FLOORING FLOWING EFFORTLESSLY FROM ROOM TO ROOM.

A GENEROUSLY PROPORTIONED DINING ROOM/LOUNGE IS DEFINED BY ITS BOX BAY WINDOW TO THE FRONT ASPECT, WHICH SERVES AS A WELCOME SOURCE OF SUNLIGHT TO THIS SIGNIFICANT LIVING SPACE. THE ROOM IS COMPLETE WITH AN ELECTRIC FIREPLACE, HEARTH AND MANTLEPIECE.

A SIMILARLY EXPANSIVE, DOUBLE-ASPECT DRAWING ROOM CAN BE FOUND ACROSS THE HALLWAY, WITH ITS GENEROUS PROPORTIONS, SPLAYED BAY WINDOW TO THE FRONT AND GLASS-PANELLED DOUBLE DOORS TO THE FAR END. AN ENVIABLE LIVING SPACE IS CREATED WITH AN OPEN AND BRIGHT AESTHETIC. THE ROOM IS COMPLETED WITH A HALLMARK WOOD BURNER ENCASED IN A TASTEFUL MATTE BLACK ENCLOSURE.

AN ELEGANT SHAKER-STYLE KITCHEN WITH LIGHT GREY TIMBER CABINETRY AND QUARTZ WORKTOPS RENDERS A WELCOME SENSE OF CONTEMPORARY DESIGN TO WHAT IS ARGUABLY THE DEFINING ASPECT OF A HOME. THE KITCHEN INSTALLATION OCCUPIES TWO WALLS AND COMES COMPLETE WITH A CENTRAL ISLAND/BREAKFAST BAR, HOUSING THE BOSCH™ DISHWASHER AND A STAINLESS STEEL 1810® BOWL AND A HALF SINK.

OTHER APPLIANCES INCLUDE A NEFF® FOUR-RING GAS HOB, CANOPY EXTRACTOR, MICROWAVE AND SLIDE-AND-HIDE OVEN. A HOTPOINT® 50/50 FRIDGE-FREEZER COMPLETES A COMPREHENSIVE PROVISION OF EVERYDAY ESSENTIALS.

THE EXTENSIVE KITCHEN AREA ALSO PROVIDES FURTHER SPACE FOR A SMALL TABLE AND CHAIRS AND PROVIDES ACCESS TO THE REAR GARDEN THROUGH DOUBLE FRENCH DOORS.

THE GROUND FLOOR IS COMPLETE WITH A SMALL VESTIBULE AND CONSERVATORY, ACCESS TO WHICH IS OBTAINED THROUGH THE DRAWING ROOM. THIS THEN LEADS ON TO A SHOWER AND UTILITY ROOM.

A BRAND-NEW, GAS FIRED BOILER HAS BEEN INSTALLED WITHIN THE UTILITY AREA WITH THE ACCOMPANYING HOT WATER CYLINDER AND EXPANSION TANK THOUGHTFULLY POSITIONED WITHIN THE INTEGRATED GARAGE, ACCESS TO WHICH IS OBTAINED THROUGH THE UTILITY ROOM.

A TASTEFULLY TILED SHOWER ROOM COMPLETE WITH HAND BASIN AND TOILET PROVIDES A WELCOME FACILITY PROVISION TO THE DOWNSTAIRS AREA.

MEZZANINE

ABOVE THE INTEGRATED GARAGE, A MODEST SPACE PROVIDES AN ADDED DIMENSION TO AN ALREADY MULTIFACETED DWELLING; OFFERING APPROXIMATELY 165FT² IN FLOOR AREA AND A SHADE OVER 6FT IN CEILING HEIGHT, THIS SPACE COULD WELL BE DEPLOYED AS AN OFFICE/STUDY AREA OR PERHAPS AS A SNUG FOR A MORE CONCEALED, COSY SPACE.

FIRST FLOOR

ISING TO THE FIRST FLOOR, A WHITE TIMBER BALUSTRADE OCCUPIES THE CENTRE OF THE CARPETED LANDING.

THE FIRST OF FIVE BEDROOMS CAN BE ACCESSED IMMEDIATELY TO YOUR LEFT. A DUAL-ASPECT BEDROOM WITH CASEMENT WINDOWS TO THE FLANK AND REAR PROVIDES A WELCOME INLET FOR TWILIGHT SUNSET FROM THE FORMER AND A FRESHLY TURFED GARDEN FROM THE LATTER.

FOLLOWING THE FIRST-FLOOR LANDING IN A CLOCKWISE DIRECTION, A THOUGHTFULLY REDESIGNED FAMILY BATHROOM WITH A SHOWER CUBICLE, VANITY UNIT SINK AND FRENCH BATEAU BATHTUB SERVICES THREE OF THE FOUR BEDROOMS ON THIS FLOOR.

A SINGLE BEDROOM WITH WIDE WINDOW APERTURE OVERLOOKING THE REAR GARDEN OFFERS A WELCOME SENSE OF VERSATILITY TO THE FIRST-FLOOR SPACE; POTENTIALLY SERVING AS A COT ROOM OR PERHAPS AN ADDITIONAL OFFICE OR STUDY SPACE TO MEET HOMEWORKING NEEDS.

THE MASTER BEDROOM BOASTS A WONDERFUL BAY WINDOW TO THE FRONT OFFERING A SUPERB VANTAGE POINT ACROSS THE ROAD TO THE NEARBY ALLOTMENTS. AN ENSUITE ADDS TO THE AMENITY OF THE BEDROOM WITH A SHOWER CUBICLE; VANITY SINK AND TOILET.

A COMMODIOUS, DUAL-ASPECT BEDROOM WITH SPLAYED BAY WINDOW AND FLANK PICTURE WINDOW COMPLETES THIS FLOOR AND OFFERS A UNIQUE WESTERLY-VIEW OF THE TREE-LINED PURLEY OAKS ROAD.

SECOND FLOOR

A MASTERFULLY CONCEPTUALISED EAVES SPACE UNQUESTIONABLY AUGMENTS THE APPEAL OF THE HOUSE, PROVIDING CEILING SPACE OF CLOSE TO SEVEN-AND-A-HALF FEET AT ITS APEX, A DOUBLE BEDROOM SERVED BY A VELUX™ AND DORMER WINDOW.

THE SPACE ALSO PROVIDES FOR A FOURTH BATHROOM IN THE FORM OF A FULLY CONTAINED ENSUITE WITH A SECOND DORMER WINDOW.

THE TOP FLOOR AREA IS COMPLETED WITH A NEATLY ENCLOSED AND GENEROUS STORAGE SPACE WITH A SECOND VELUX™ WINDOW PROVIDING NATURAL LIGHT TO WHAT COULD QUITE FEASIBLY BE REPURPOSED AS A WALK-IN-WARDROBE.

OUTDOOR AMENITY

A DELIGHTFUL REAR GARDEN MEASURING APPROXIMATELY 60FT IN LENGTH AND 52FT IN WIDTH OFFERS A TRANQUIL SPACE FOR PEACEFUL ENJOYMENT AND RECREATION. THE GARDEN HAS BEEN FRESHLY TURFED AND IS STAGGERED TO MATCH THE CONTOURS OF THE NATURALLY SLOPING LANDSCAPE. AN OUTBUILDING WITH ELECTRICAL SUPPLY CAN BE FOUND TO THE REAR BOUNDARY AND A SMALL POND COMPLETES THIS DESIRABLE OUTDOOR SPACE.

Floor Plans

Ground Floor



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DIMENSIONS

LOUNGE
15'4" X
13'0"
KITCHEN
20'4" X
11'7"

DRAWING ROOM
20'9" X 10'11"
ENTRANCE
PORCH
7'9" X 3'2"

CONSERVATORY
7'9" X 10'6"
UTILITY & SHOWER
9'2" X 5'11"

GARAGE
14'7" X 9'4"
AVERAGE
CEILING
HEIGHT
8'10"

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN HEREIN, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE TREATED AS SUCH ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED, HENCO NO GUARANTEE AS TO THEIR OPERABILITY OR EFFICIENCY CAN BE GIVEN.

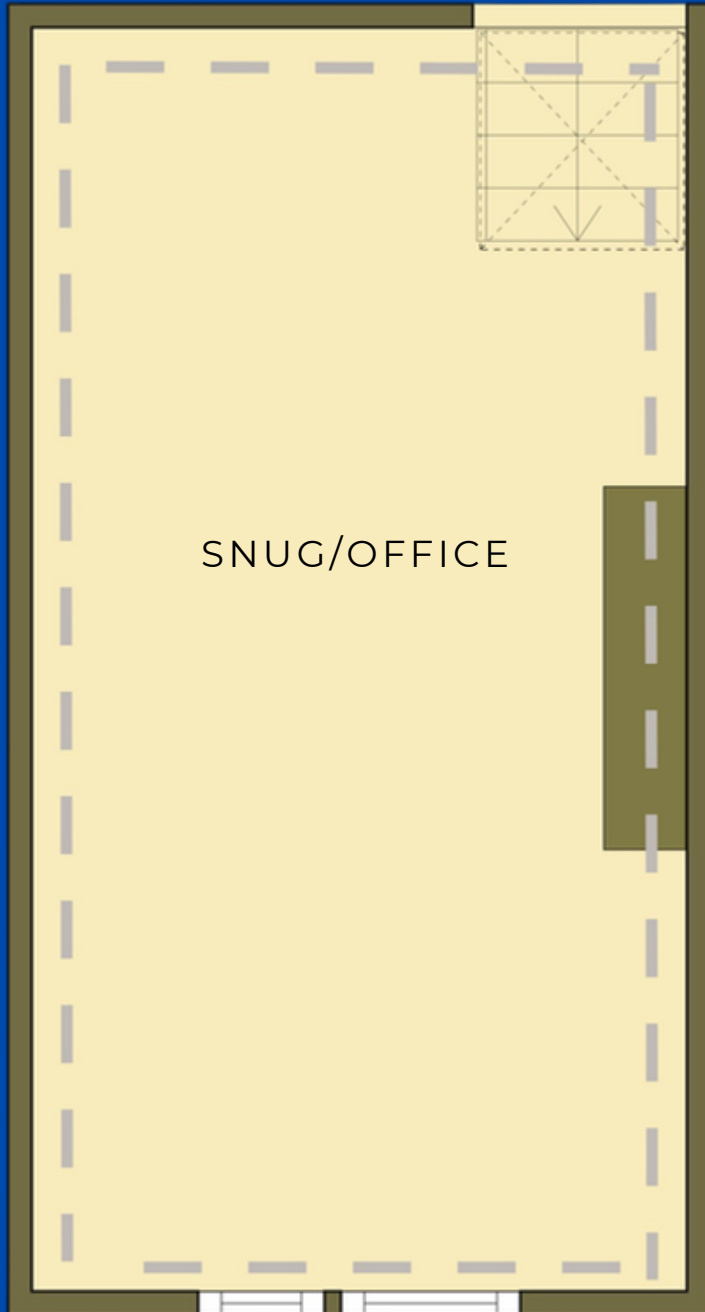
Floor Plans

Mezzanine & Outbuildings



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DIMENSIONS

SNUG/OFFICE
14'7" X 9'4"

CEILING
HEIGHT
6'1"

OUTBUILDING
7'4" X 10'2"

SINGLE- SLOPE
ROOF HEIGHT
7'5"

SHED
4'0" X 5'10"

Floor Plans

First Floor



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DIMENSIONS

M.BEDROOM
15'10" X 14'0"

THIRD
BEDROOM
13'3" X 11'1"

FAMILY
BATHROOM
8'11" X 6'8"

SECOND
BEDROOM
13'10" X 11'0"

FOURTH
BEDROOM
9'6" X 8'2"

ENSUITE
7'2" X 4'0"

AVERAGE
CEILING HEIGHT
8'5"

Floor Plans

Second Floor

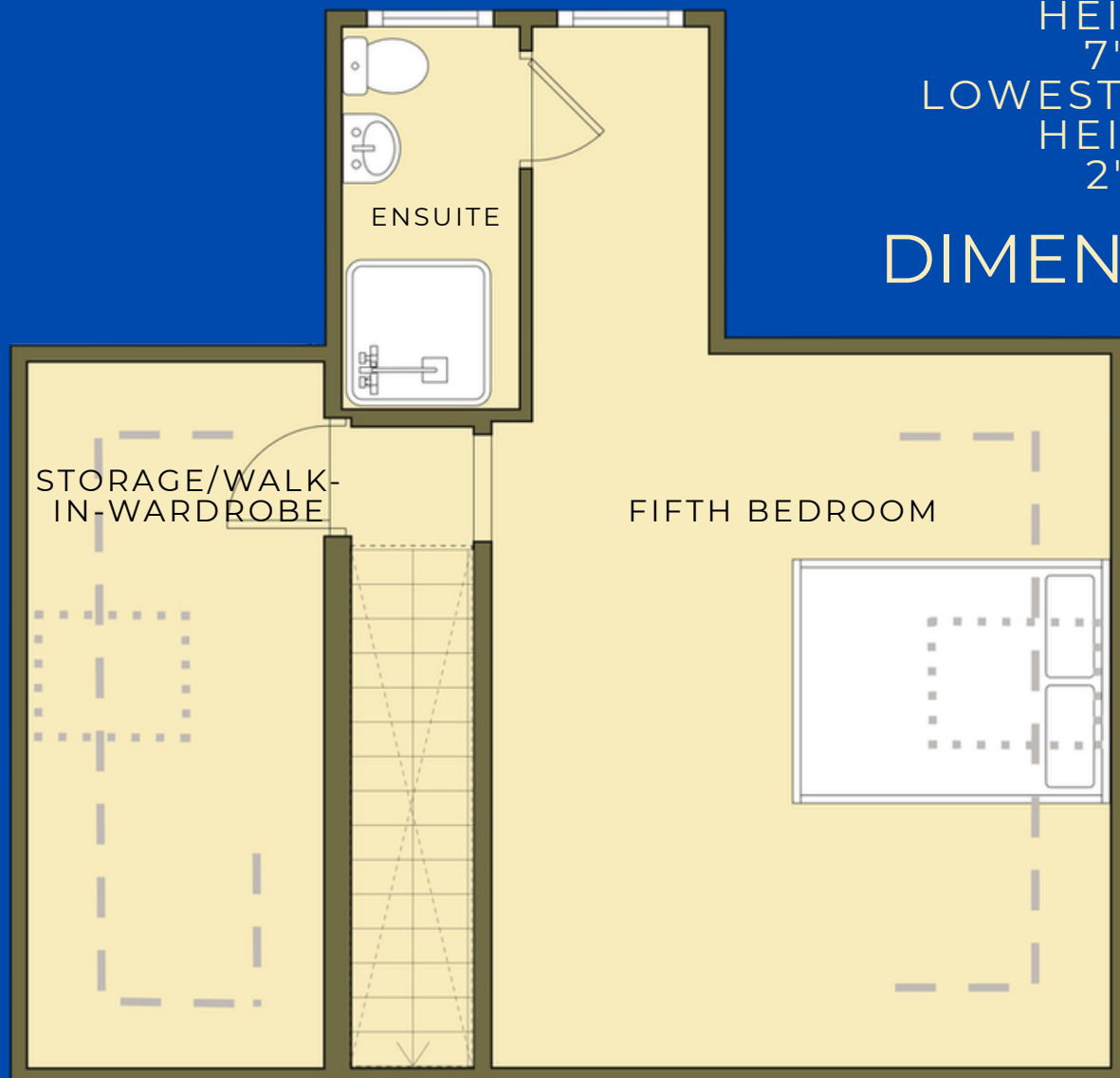
FIFTH
BEDROOM 22'4" X 12'8" ENSUITE
7'10" X 3'8"

STORAGE AREA
14'6" X 6'1"

APEX CEILING
HEIGHT
7'4"

LOWEST CEILING
HEIGHT
2'9"

DIMENSIONS



GROSS INTERNAL AREA (GIA)
(INC. EAVES STORAGE, HEAD HEIGHT < 1.5M, GARAGE,
PORCH & CONSERVATORY)

C. 2,600FT²

GROSS INTERNAL AREA (GIA)

2,335FT²

Specification

TASTEFULLY SELECTED DÉCOR TO GENERATE A FRESH, VOGUISH AESTHETIC WHILST REMAINING AUTHENTIC TO CHARACTER



KITCHEN

SHAKER-STYLE TIMBER KITCHEN IN LIGHT GREY

OAK VENEER SIDE PANELS

20MM CALACUTTA GOLD QUARTZ WORKTOPS

STAINLESS STEEL 1810 BOWL AND A HALF SINK

SINGLE LEVER TAP WITH PULL OUT SPRAY

SINGLE-SHELF BASE UNITS AND DOUBLE-SHELF WALL UNITS

2.45M X 0.95M BREAKFAST ISLAND

100MM UPSTAND TO REAR OF WORKTOP

BOSCH™ DISHWASHER

NEFF™ OVEN AND MICROWAVE WITH STAINLESS STEEL TRIM

NEFF™ 4-RING GAS HOB AND CANOPY EXTRACTOR

HOTPOINT™ 50/50 FRIDGE FREEZER

FINISHES & DECORATION

DIMITY 2008 HANDCRAFTED WALL PAINT (FARROW & BALL)

ALL WHITE 2003 CARPENTRY PAINT

BALMORAL ENGLAND RUSTIC OAK FLOORING

9MM DUBLIN TWIST PILE CARPETS - ASH COLOUR

TALENT BEIGE PORCELAIN FLOOR TILING

Farrow and ball
Dimity
(2008)

ASH TWIST PILE CARPET

RUSTIC OAK FLOORING

TALENT BEIGE FLOOR TILE

BATHROOM & SANITARY WEAR

THAMES TRADITIONAL CHROME BASE
MIXER TAPS AND BATH FILLER

STAFFORD 1600MM X 700M SINGLE
ENDED BATH

BERMUDA CHALK WHITE BASIN AND
VANITY UNIT

LONDON SQUARE STONE SHOWER
TRAY

SHANNON TRADITIONAL
THERMOSTATIC SHOWER SET



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