



**5 Manor Wood Road** | PURLEY | Surrey |  
CR8 4LG

R O C H I L L S

# 5 Manor Wood Road | PURLEY | Surrey | CR8 4LG

Guide Price: £1,300,000





Set on 0.28 of an acre plot, this well maintained 1920's detached family home offers flexible living with the added benefit of a ground floor ANNEXE which can be used as part of the house or as a separate living accommodation. The property is in a highly regarded tree lined road in West Purley.

This most attractive property boasts an impressive interior and comprises features such as herringbone style wooden floor, plate rails, original lead glazed internal doors. The delightful double aspect sitting room continues with the heringbone wooden floor, inglenook with cotswold stone fireplace as well as full width bifold doors leading onto the landscaped gardens. There is also access to a small office which is ideal for home working. The kitchen units are Shaker style with a granite worktop, two full sized oven, limestone flooring with access to pantry/ laundry room. The attached annexe with underfloor heating and large Velux windows boasts a large reception room/bedroom and also benefits from a shower room and kitchen.

The second floor boasts four bedrooms, three of which are double and a good-sized single room with built in cupboards to two bedrooms, and a family bathroom as well as an ensuite shower to bedroom two.

The property has previously had planning permission reference 10/02822/P which is now lapsed, and has great scope to extend over the side and into the loft.



\*1920s house presented to market for the first time in 27 years and is packed full of character and period charm

\*No onward chain \*

West facing plot approx 0.28 acre, with mature walled garden.

\*Highly desirable location, in an elevated position, within easy walking distance to Purley and Coulsdon and excellent catchment for schools such as Wilsons , Wallington Girls, Trinity , Whitgift schools

\*4/5 Bedrooms

\*Annexe

In and out driveway for several cars

Highly regarded treeline road  
Large garden

Close to local amenities and sought after schools

Fully double glazed

Scope to extend to side and loft

Planning lapsed 10/02822/P







Manor Wood Road, Purley  
 Total Area: 240.1 m<sup>2</sup> / 2565 ft<sup>2</sup> (including Cabin)

FOR ALTERNATIVE PURPOSES ONLY

While every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, including kitchen, bedrooms, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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