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MARRIOTT VERNON

ESTATE AGENTS

Webb Estate, Purley, CR8 3LD

£6,000 Per month



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# The Coppice The South Border

## Purley, CR8 3LD

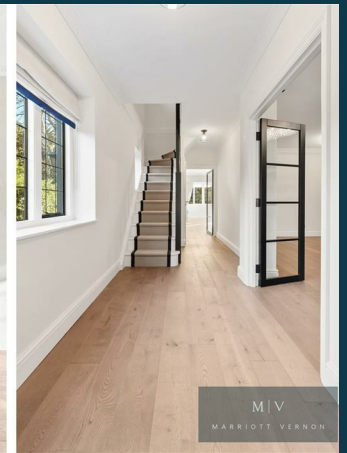
£6,000 Per month

### \*\*\*Bills Included\*\*\*

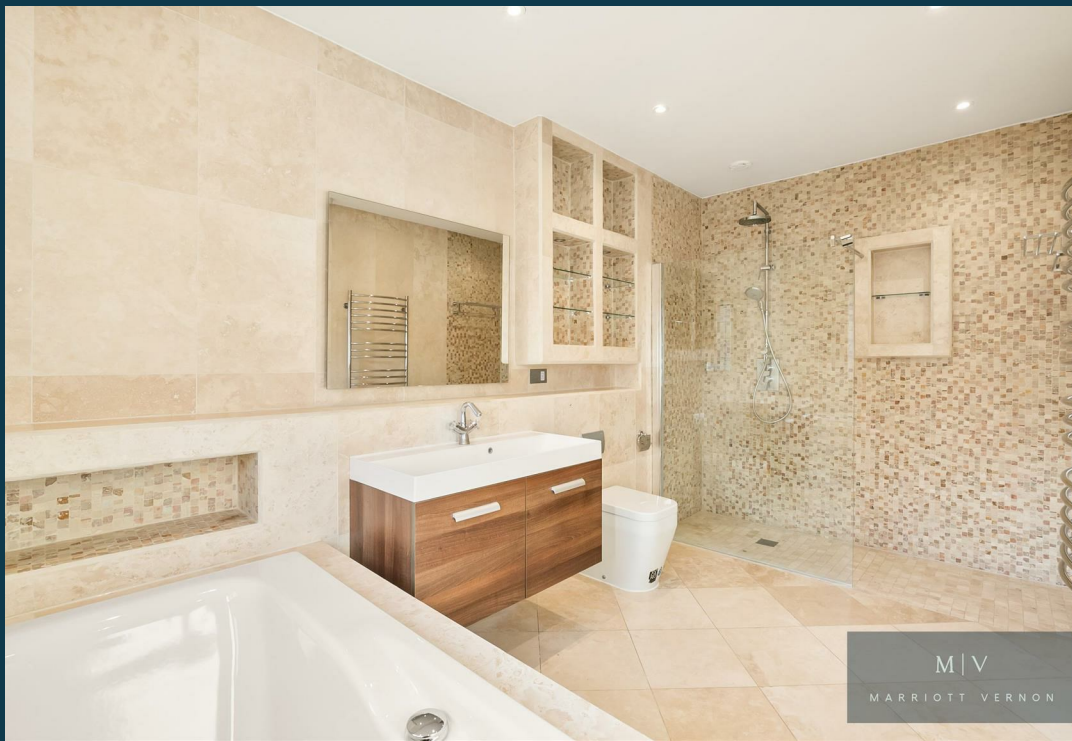
Marriott Vernon present this stunning three bedroom home in a gated development with off street parking for several cars, wonderful private garden and delightful patio area, enviably situated on the highly sought after Webb Estate – an exclusive private gated estate of luxury homes formed in the early 1980's. The property has been superbly appointed, offering bright and spacious accommodation with elegant interiors and high quality finish throughout – the perfect blend of luxury and functionality, ideal for modern family life, in this desirable and private location. Features include an impressive open plan reception/kitchen/diner, further sumptuous reception room, two bath/shower rooms (one en-suite), guest WC, gas central heating, quality floor coverings, and ample inbuilt storage.

Accommodation comprises a spacious entrance hall with access to WC and staircase rising to the first floor, leading into the beautiful open plan reception/kitchen/diner with fantastic space for all the family. The kitchen area comprises a quality range of fitted wall and base units with work surfaces, incorporating inset sink unit, hob with inbuilt extractor, oven, and further integrated appliances. To the rear of the property the impressive dual aspect reception room provides the perfect space for entertaining and relaxing, with views lovely view. To the first floor, there are three well proportioned bedrooms – including a luxurious principal en-suite bath/shower room - plus a modern shower room.

The property is enviably located within easy reach of Purley station, as well as numerous regular bus routes providing connections into Central London and to the surrounding area. Purley town centre is close-by, offering an array of shops, cafes and restaurants, as well as supermarkets and amenities. The area is also well served by excellent local schools including Cumnor House, Thomas Moore and John Fisher, as well as beautiful open spaces.











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Floor Plans



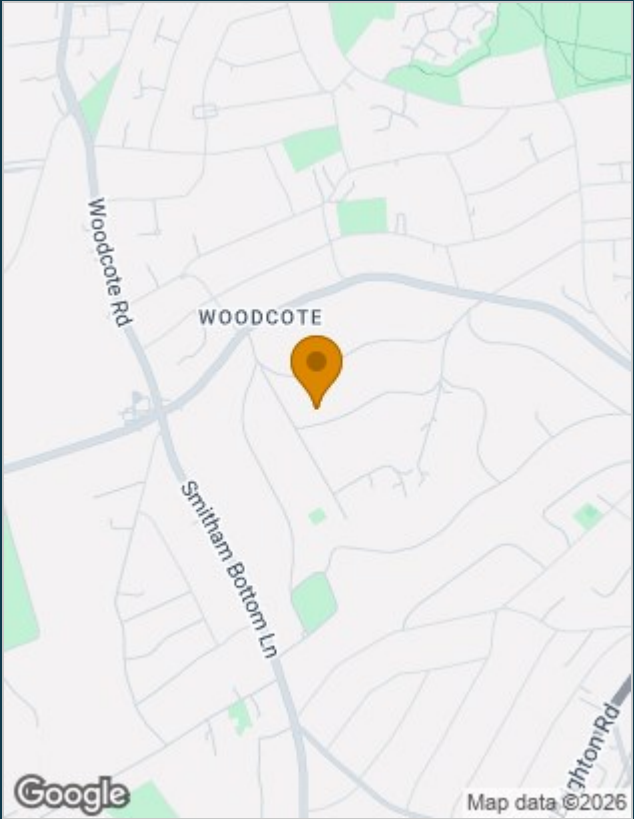
Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC