

10 Monahan Avenue, Purley, CR8 3BA



Asking price £1,450,000

**Cromwells**  
ESTATE AGENTS



## 10 Monahan Avenue, Purley, CR8 3BA

### Overview

Cromwells Wallington are delighted to offer this fabulous and imposing six bedroom four reception room detached house, situated in a most sought after tree-lined road in West Purley. This beautiful family home is finished to a high specification throughout, with spacious accommodation occupying three floors and simply must be seen.

The house itself is situated on a bold plot with stunning landscaped gardens and is set back from the road in this highly desirable residential road in West Purley, and is within half a mile of the town centre and mainline train station making it an ideal purchase for commuters.

Set over three floors, the property provides 3,838 sq ft (356 sq m) of extensive accommodation. Stand out features include an impressive main living room with full length windows allowing lots of natural light to enter the room and lovely views across Purley, a large Italian designed kitchen perfect for entertaining with dining space and sliding doors opening out to the garden, a main bedroom with en-suite bathroom and walk in wardrobe, and three further luxury bathroom suites.

Monahan Avenue is a sought after residential horseshoe road, just a short distance from the high street and town centre. The town is on the main London-to-Brighton railway line and is served by Purley mainline service which is operated 24 hours a day, and just a short walk away. For those looking to be close to good schools, Purley is well known for its wide choice of excellent state and private schools, including John Fisher School, St David's and Laleham Lea Primary School, Riddlesdown Collegiate, Wallington High School for Girls and Wilsons Grammar School.

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## Accommodation

Hallway  
Spacious hallway with modern radiators, tiled flooring, large understairs storage cupboard housing meters.

## Prayer Room/Study

Glass sliding entrance doors, radiator, tiled flooring, skylight, obscure feature windows.

## Front Reception Room/Lounge

Built in display alcoves, media wall, modern radiators, oak flooring, double glazed full length windows with bespoke fitted shutters.

## Sitting Room

Modern radiators, tiled flooring, double glazed windows to front aspect with bespoke fitted shutters.

## Music Room/Study

Oak flooring, obscure feature windows

## Rear Reception Room

Modern radiators, oak flooring, double glazed sliding doors opening out to garden.

## Shower Room

Walk in rainfall shower with hand shower attachment, extractor fan, WC, wall mounted wash handbasin, chrome heated towel rail, tiled walls and flooring, skylight.

## Kitchen Dining Room

Range of luxury modern fitted kitchen units and drawers, Quartz worktops, integrated 'Siemens' microwave, steamer, and two ovens, integrated full length fridge and freezer, integrated 'Siemens' dishwasher, integrated gas hob with extractor fan above, inset double bowl stainless steel sink with chrome mixer tap, 'Quooker' tap, breakfast bar, tiled flooring, modern radiator, double glazed window and sliding doors leading out to garden, large skylight.

## Utility Room

Range of fitted wall units, laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated electric hob with chrome extractor hood above, space and plumbing for washing machine and tumble dryer, space for American fridge freezer, tiled splashback, tiled flooring, double glazed door providing side access.

## Oak staircase with feature lighting leading up to 1st floor landing

Double glazed bay window to side aspect, radiator, two built in storage cupboards

## Bedroom One

Large walk in wardrobe with fitted shelving, oak flooring, radiator, double glazed windows with bespoke fitted shutters, door to

## Ensuite Bathroom

Four piece suite comprising of bath with chrome mixer tap, vanity wash handbasin with chrome mixer tap and storage below, walk in shower with rainfall showerhead and hand shower attachment, WC, shaver point, extractor fan, heated towel rail, tiled walls and flooring, double glazed window with bespoke fitted shutters.

## Family Bathroom

Contemporary three piece suite comprising of bath with chrome mixer tap, thermostatic shower, enclosed WC, wall mounted wash hand basin, modern radiator, tiled walls and flooring, double glazed obscure window to side aspect, extractor fan.

## Bedroom Two

Range of fitted wardrobes and built in shelving, oak flooring, radiator, double glazed windows to side and rear aspect with bespoke fitted shutters

## Bedroom Three

Range of fitted wardrobes and drawers, radiator, oak flooring, double glazed window to side and rear aspect with bespoke fitted shutters

## Bedroom Four

Oak flooring, radiator, built-in wardrobes and shelving, double glazed window to rear aspect with bespoke fitted shutters

## Boiler Room

Worcester boiler and hot water cylinder.

## Oak staircase with feature lighting leading to 2nd floor landing

Radiator, oak flooring, Velux window

## Bedroom Five

Oak flooring, radiator, eaves storage, two Velux windows.

## Wet Room

Rainfall shower with hand shower attachment, WC, wash hand basin, heated towel rail, Velux window, tiled walls and flooring.

## Bedroom Six

Radiator, oak flooring, three Velux windows

## Outside

## Front Garden

Beautifully maintained and landscaped front garden with tiered borders with mature shrubs, paved walkway, outdoor tap with power socket, block paved driveway providing off street parking for three cars.

## Garage

Large garage with storage space, with up and over door, glass roof

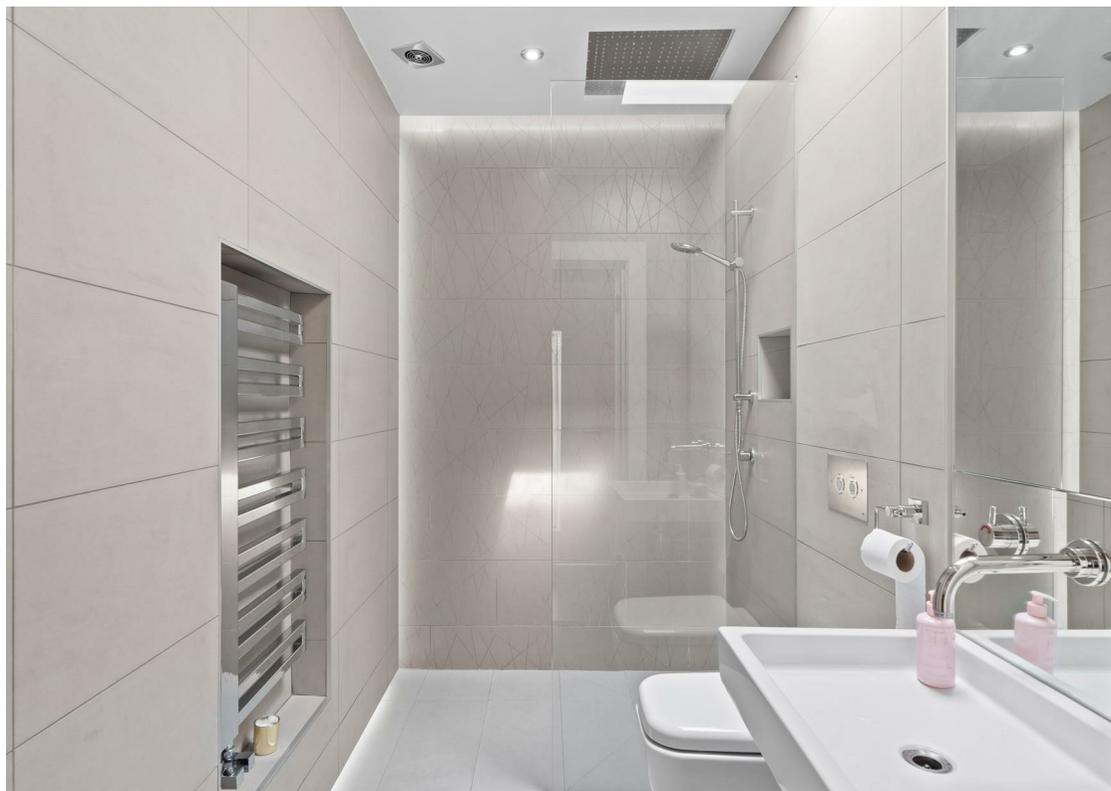
## Rear Garden

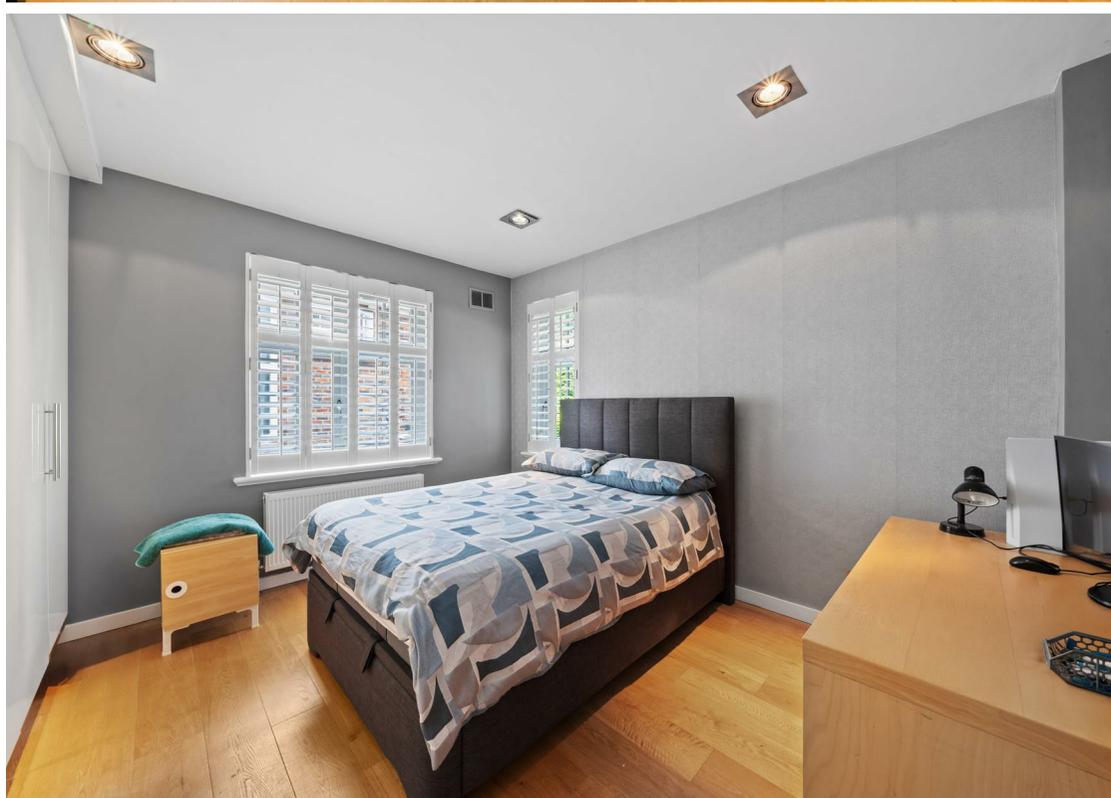
Stunning landscaped garden with large patio area, raised flower beds with shrubs and feature lighting, barbecue area, outside tap and power socket, side access, steps up to two tiered lawn sections, raised flower beds with flowers.

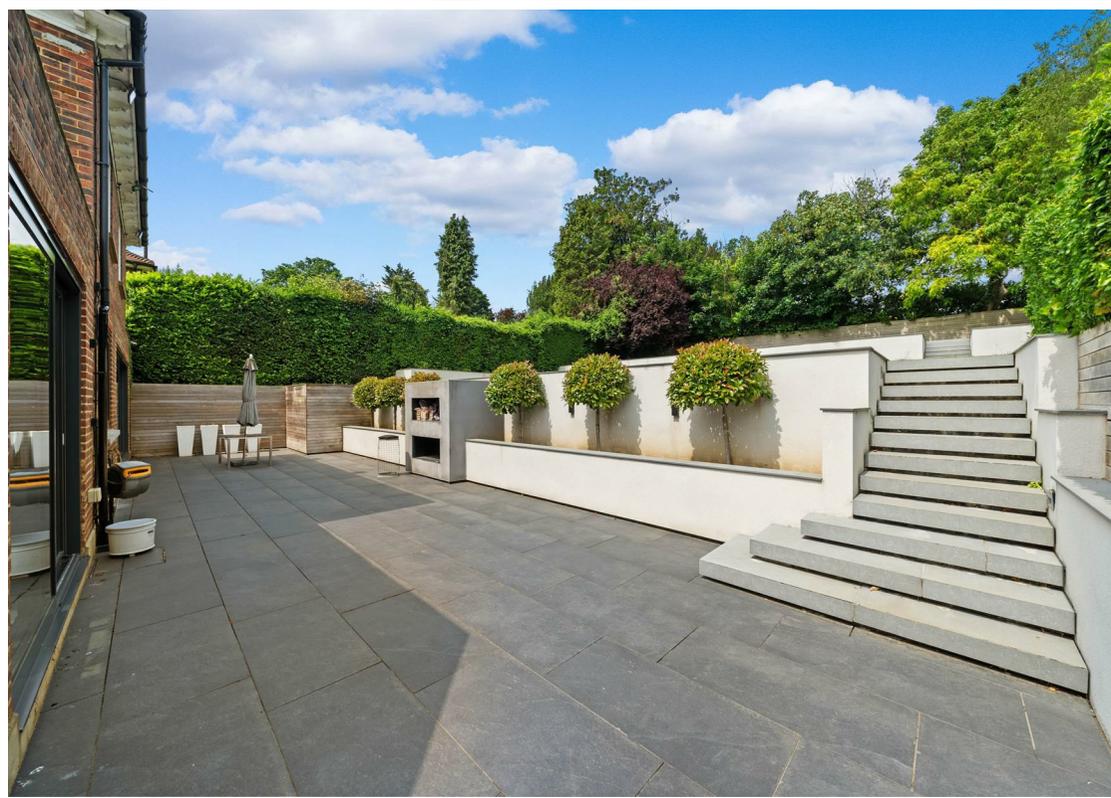
## BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

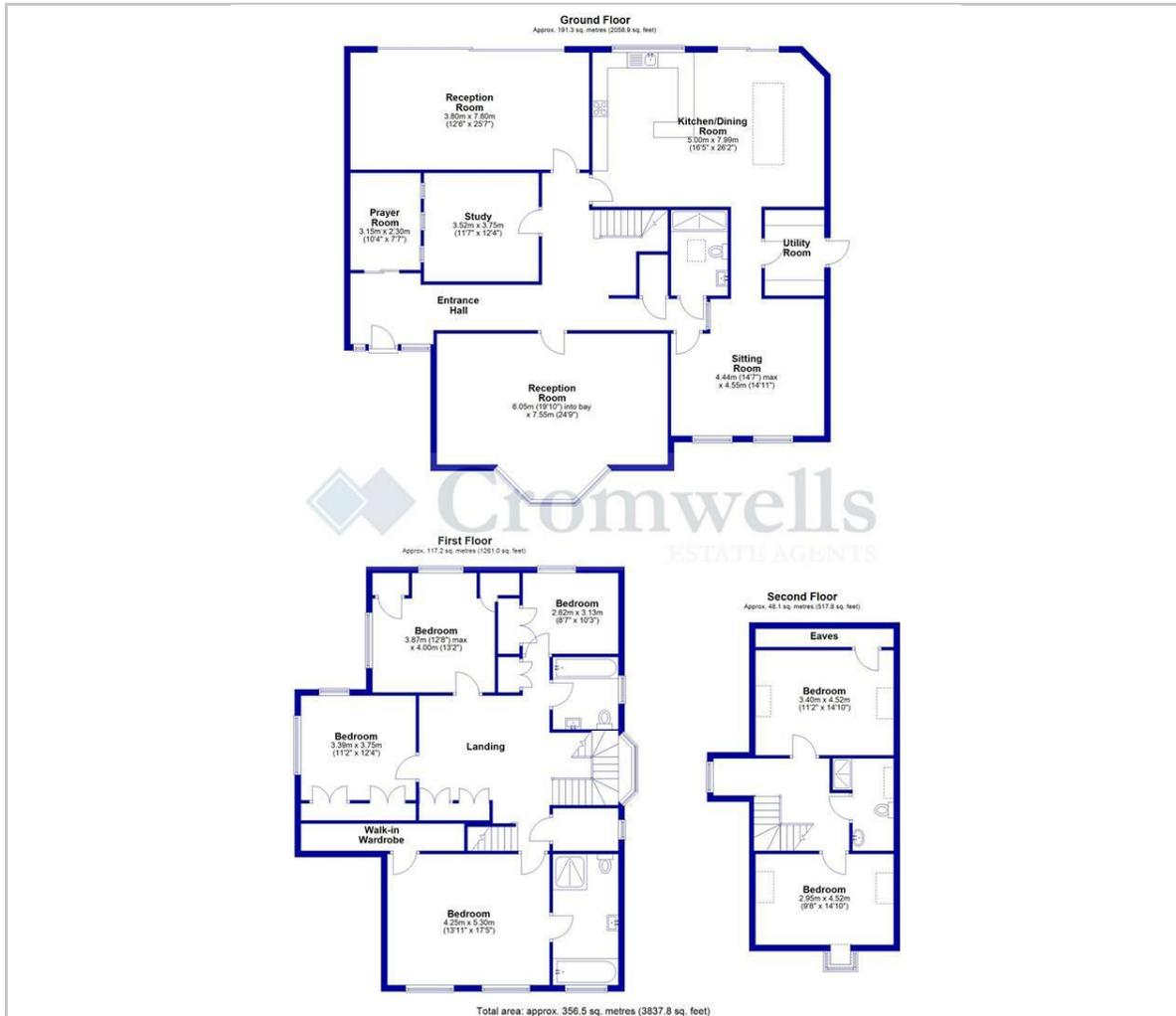








## Floor Plan

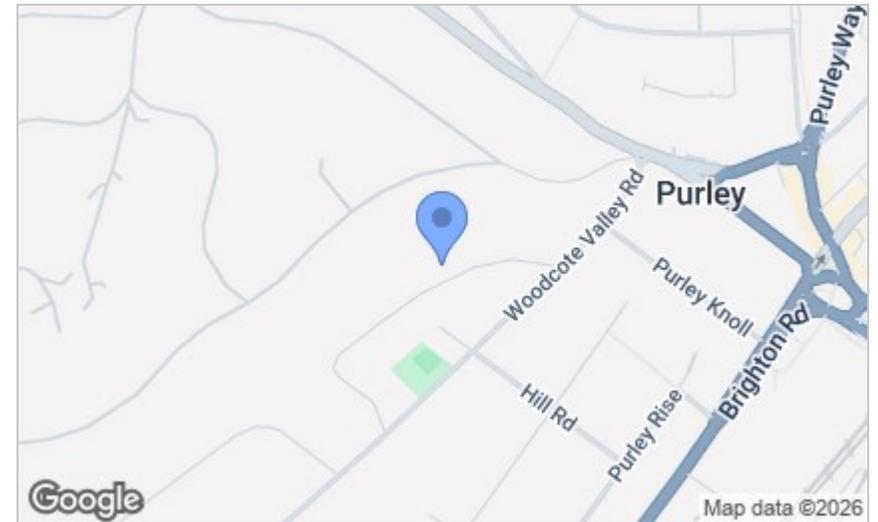


## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

