







46 Smitham Downs Road, Purley, CR8 4ND

5 3 3

Guide price £975,000

Cromwells
ESTATE AGENTS

46 Smitham Downs Road, Purley, CR8 4ND

Overview

Cromwells are delighted to offer this impressive detached house offering a perfect blend of space, comfort, and modern living. Spanning an expansive 2,308 square feet, the property boasts five generously sized bedrooms, making it an ideal family home.

Upon entering, you are greeted by three well-appointed reception rooms, providing ample space for relaxation and entertainment. The open plan kitchen and dining area is a standout feature, designed for both functionality and social gatherings, ensuring that family meals and entertaining guests are a delight.

The property includes three bathrooms, comprising two well-equipped bathrooms and a separate shower room, catering to the needs of a busy household.

Outside, the large rear garden presents a wonderful opportunity for outdoor enjoyment, whether it be for children to play, gardening enthusiasts to cultivate their passion, or simply for hosting summer barbecues. Additionally, the ample off-street parking accommodates up to five vehicles, complete with an electric vehicle charger, making it convenient for modern living.

This home is not just a property; it is a lifestyle choice, offering space, comfort, and the potential for cherished memories. With its prime location and impressive features, this residence is sure to attract those seeking a spacious family home in a vibrant community.]

The property is perfectly positioned for families, with highly regarded Woodcote schools nearby and Wallington Girls' School approximately two miles away. Excellent local amenities, transport links, and green open spaces further enhance the appeal of this desirable family residence.

46 Smitham Downs Road, Purley, CR8 4ND

Accommodation

Enclosed entrance
Double glazed composite front door to..

Entrance hall
Solid oak flooring, covered radiator, under stairs storage cupboard, obscure UPVC double glazed window to side aspect.

Lounge
UPVC double glazed window to front aspect, fitted plantation shutters, covered radiator, fitted shelving and storage cupboards, solid wood flooring, feature cast iron fireplace, picture rail.

Dining room
UPVC double glazed bay window to front aspect, fitted plantation shutters, solid oak flooring, picture rail, feature fireplace, kitchenette with fitted cupboards.

Kitchen/breakfast room
Range of fitted wall unit with matching cupboards and drawers below, granite worktops with inlaid “Smeg” stainless steel sink and chrome mixer tap with hose attachment, integrated dishwasher, integrated wine cooler, space for large gas range cooker with extractor fan above, space for tall standing fridge/freezer, utility area with space and plumbing for washing machine and tumble dryer with further fitted storage and obscure UPVC double glazed windows to side aspect, UPVC double glazed window to rear aspect, tiled flooring, feature skylight with electric blinds, old school style radiator, tiled flooring, UPVC double glazed bi folding doors to rear aspect and doors leading to lounge.

Stairs to 1st floor landing
Large obscure UPVC double glazed window to side aspect, picture rail, double panel radiator.

Main bedroom
UPVC double glazed window to front and rear aspects, fitted plantation shutters, double panel radiator, picture rail, two built in wardrobes.

Bedroom two
UPVC double glazed bay window to front aspect, fitted plantation shutters, double panel radiator, fitted wardrobes, picture rail.

Bedroom three
UPVC double glazed window to rear aspect, double panel radiator, picture rail.

Bathroom
Comprising panel enclosed oversized bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboards below, "Alexa" smart mirror with lighting, heated chrome towel, tiled walls, tiled flooring with underfloor heating, obscure UPVC double glazed window to rear aspect.

Separate shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, tiled walls, tiled floor flooring with under floor heating, obscure UPVC double glazed window to side aspect.

Stairs two second floor
Obscure UPVC double glazed window to side aspect, double panel radiator, built in storage.

Bedroom four
UPVC double glazed window to rear aspect and Velux window at side, double panel radiator.

Bedroom five
UPVC double glazed window to rear aspect and Velux window at side, double panel radiator, built in wardrobes.

Second Bathroom
Comprising panel enclosed bathtub with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel, shaver point, tiled flooring with under floor heating, Velux window at side, extractor fan.

Rear garden - approximately 150ft
Large paved patio area leading to further paved seating section, mainly lid to lawn with mature shrubs bordering, rear decking area and wooden cabin with power supply, gated side access, fence enclosed, outside tap, access to garage.

Detached garage
Up/Over door at front and access to garden.

Front
Block paved driveway providing off street parking for several vehicles with and EV charging point.

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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete
















HELLO KITTY
AND FRIENDS



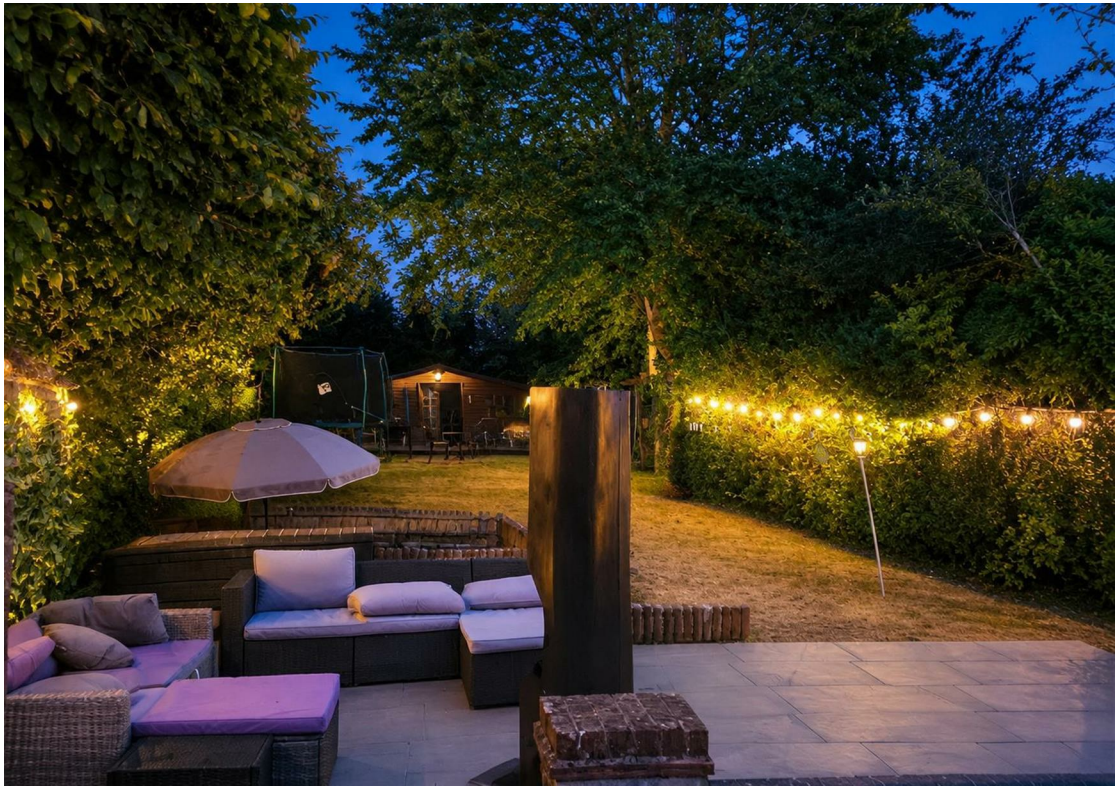





boulies
OUTATEME

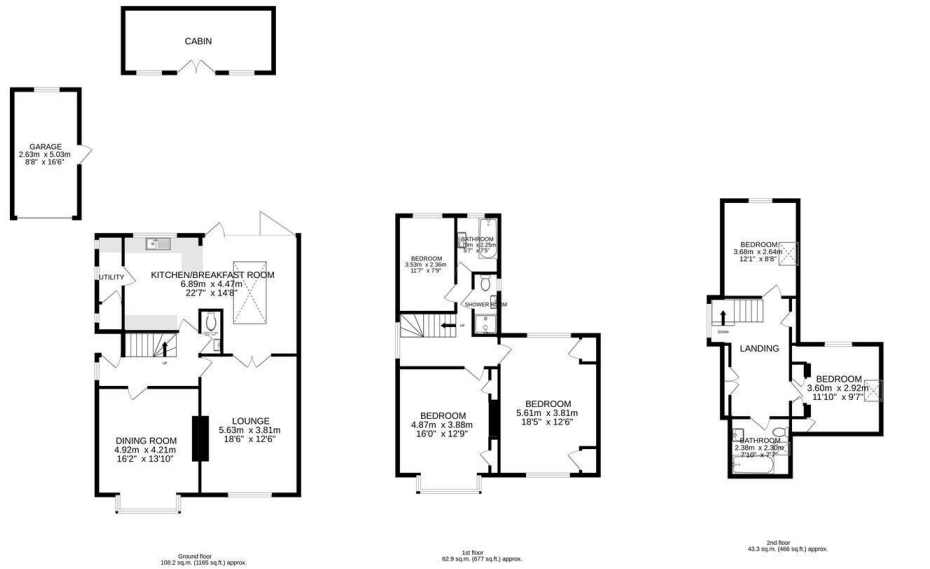


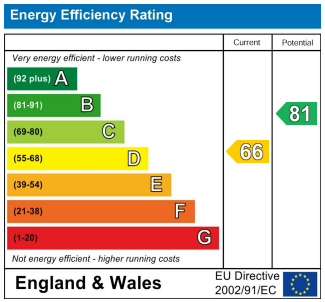






Floor Plan





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.

Area Map

-Loft Converted 15 years ago- has eaves storage

- On the first floor the loft hatch is still in place, but doesnt lead anywhere since the loft already converted

- Has a combi boiler, its a high pressure system - put in around 5 years ago and regularly serviced

-The boundary for this property is to the left as you look at the property

- Garden is North facing

- The Vendors do need to find a property to buy, also another property is being sold alongside this one and so the two will need to be tied together.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

77d Manor Road, Wallington, Surrey, SM6 0DE
Tel: 020 8647 4422 Email: email@cromwellsestateagents.com
www.cromwellsestateagents.com

Cromwells
ESTATE AGENTS