

Duranlock Mapledurham Drive Purley On Thames, RG8 8BD







Guide price £750,000 Freehold

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Duranlock Mapledurham Drive

GROUND FLOOR 1169 sq.ft. (108.6 sq.m.) approx 1ST FLOOR 782 sq.ft. (72.7 sq.m.) approx







TOTAL FLOOR AREA: 1951 s.g.ft. (18.1.3 s.g.m.) approx.

Whilst evey attempts hab been made to exame the accuracy of the floogiess contained here, measurements of doors, varidovs, soons and any other teems are approximate and no responsibly is taken for any error, omission or mis-statement. This plan is not illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operations of extremely can be given.

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DESCRIPTION:

VP - Presented to the market is this contemporary four bedroom detached house with off road parking, overlooking fields and in stunning condition throughout. The property comprises entrance porch, boot room, bedroom, WC, bathroom, study, cinema/bedroom and an open plan kitchen/dining room with bi fold doors into the rear garden. On the first floor there is an impressive living room with a balcony overlooking fields, shower room, bedroom and master bedroom with en suite. The landscaped rear garden is circa 80ft in depth and has a modern office outbuilding with power, lighting and internet.

The property is located in Purley on Thames which is a flood risk area. The property is built above the 1947 flood level

The property benefits from solar panels, as well as numerous other eco features.

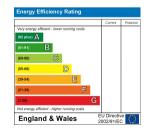
The land directly opposite the property is designated as part of the Wessex Downs Area of Outstanding Natural Beauty. Planning has also been granted to turn the property into a more traditional 4 bedroom upstairs layout should a prospective purchaser wish to consider conversion.

SUMMARY OF ACCOMMODATION:

- FOUR BEDROOMS
- OFF ROAD PARKING
- CLOSE TO RIVER
- STUNNING VIEWS
- CINEMA ROOM

- DETACHED
- OFFICE/OUTBUILDING
- IMMACULATE CONDITION
- KITCHEN/DINING AREA
- THREE BATHROOMS

ADDITIONAL INFO:



VIEWING STRICTLY BY APPOINTMENT:

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