

# FOLKLANDS



BEAUMONT ROAD, PURLEY

GUIDE PRICE £710,000

































## Beaumont Road, Purley

Approximate Gross Internal Area = 181.7 sq m / 1956 sq ft  
 Garage = 25.6 sq m / 275 sq ft  
 Total = 207.3 sq m / 2231 sq ft

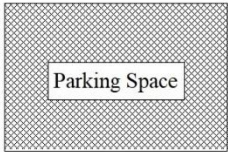
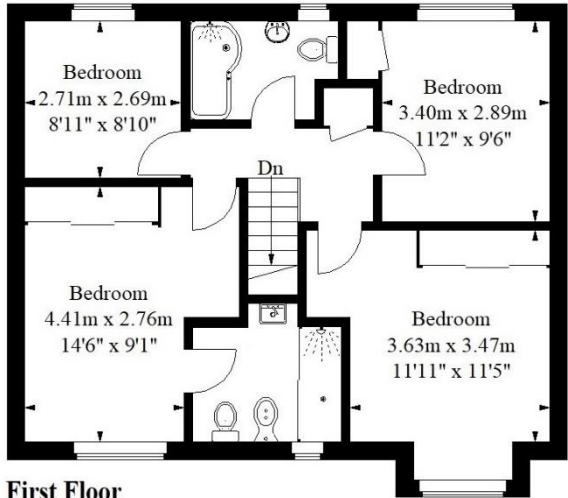


Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2019 (ID527114)







- ❖ EPC EER TO D
- ❖ FOUR BEDROOM DETACHED HOUSE
- ❖ FOUR RECEPTION ROOMS (OR ADDITIONAL BEDROOMS)
- ❖ CUL-DE-SAC LOCATION
- ❖ AMPLE OFF ROAD PARKING
- ❖ DOUBLE GARAGE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ LARGE SOUTH FACING REAR GARDEN
- ❖ TWO BATHROOMS & A DOWNSTAIRS WC
- ❖ 0.4 MILES FROM PURLEY TRAIN STATION



A substantially extended four bedroom detached house situated within this quiet cul-de-sac, conveniently located only 0.4 miles from Purley train station and 0.2 miles from Reedham train station.

This superbly presented home benefits from four reception rooms, making way for multiple uses, including additional bedrooms, a children's play room or home office space. With over 1950 sqft of accommodation, this sizeable home enjoys excellent decor throughout, a large South facing rear garden, a double garage and ample off road parking (With an additional parking bay located to the rear in Aveling Close).

The accommodation comprises four bedrooms, a stylish three piece family bathroom, a four piece en-suite shower room with an over-sized cubicle, ample loft storage space, a 23' living room, a home office, a music/ play room, a down stairs WC, a cloakroom, and a contemporary fitted kitchen which is open plan to a beautiful extended family room with a vaulted ceiling.

Externally there is a South facing rear garden with a large lawned area, a raised carp pond and ample space to the side for cycle/ motorbike storage. Furthermore, this property sits moments from the wide range of shops, restaurants and supermarkets in Purley town centre, and within close proximity of several primary & secondary schools including the highly regarded Beaumont primary school. In our opinion this property would make a wonderful family home.

