



3 Beaumont Road, Purley, Surrey, CR8 2EJ

Pollard Machin

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3

Beaumont Road
Purley
Surrey CR8 2EJ

Offers in Excess of £650,000

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Description

A spacious and well presented four double bedroom detached family home boasting 1954 square feet (inc. eaves storage) internally arranged over three floors. Conveniently located close to Purley Station and town centre with a plethora of restaurants, bars and shopping facilities. EPC Rating D. Council Tax Band E.

Accommodation

The property comprises; Entrance porch, hallway, living room with feature fireplace, dining room leading to conservatory and country style kitchen/breakfast room. The first and second floor feature spacious landings, four double bedrooms with family bathroom and shower room. The good size garden is mainly laid to lawn with shrub and plant borders and a large patio area adjacent to the rear, for your parking needs there is ample space for several vehicles on the front driveway.

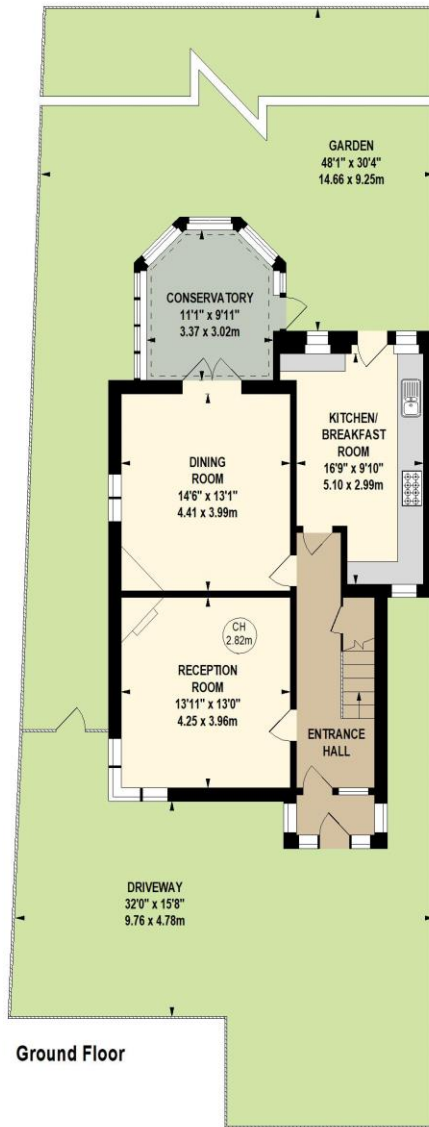
Location

Situated within walking distance to Purley town centre with the mainline station providing easy access to London and Gatwick Airport, a plethora of bars, restaurants and shops including Tesco Extra store. A mix of popular primary and secondary schools are within easy reach, for weekend walks there are many recreation grounds to enjoy.



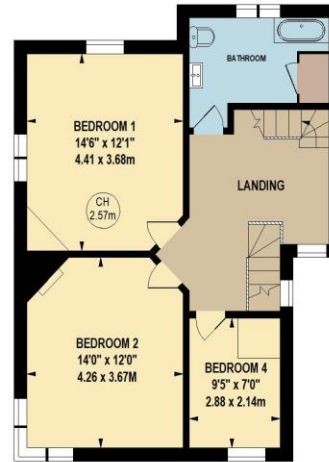
Beaumont Road, CR8

Approximate gross internal area
 181.53 sq m / 1954 sq ft
 (Including Eaves Storage)
 Eaves Storage
 20.62 sq m / 222 sq ft



Ground Floor

Key :
 CH - Ceiling Height



First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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