



3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Burcott Road | Purley | CR8 4AA

Guide price £700,000

LOFT

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- Detached family home with large driveway for multiple cars
- Abundance of potential to extend (STPP) and put your own stamp on throughout
- Flexible layout downstairs with lounge, dining area currently used as an office and a conservatory offering panoramic views of the garden
- Extensive garden on a rarely seen level plot!
- Detached garage, perfect for storage
- Good size bedrooms with bathroom and shower room
- Ideally located for great schools and Reedham and Purley train stations within walking distance



If you are looking for a detached home that offers so much potential to turn your dreams into reality, look no further. Located on a sought after, tree lined road, a stones throw from the hustle and bustle!



Ground Floor

Hallway

Downstairs WC

Lounge

13'9 x 12'1 (4.19m x 3.68m)

Kitchen

11'3 x 11'1 (3.43m x 3.38m)

Conservatory/Breakfast Room

11'5 x 7'7 (3.48m x 2.31m)

Conservatory

14'3 x 11'1 (4.34m x 3.38m)

Dining Room

11'9 x 11'9 (3.58m x 3.58m)

First Floor

Landing

Bedroom 1

12'1 x 11'9 (3.68m x 3.58m)

Bedroom 2

12'6 x 11'6 (3.81m x 3.51m)

Bedroom 3

8'9 x 8'0 (2.67m x 2.44m)

Bathroom

Separate Shower

Outside

Driveway

Garage

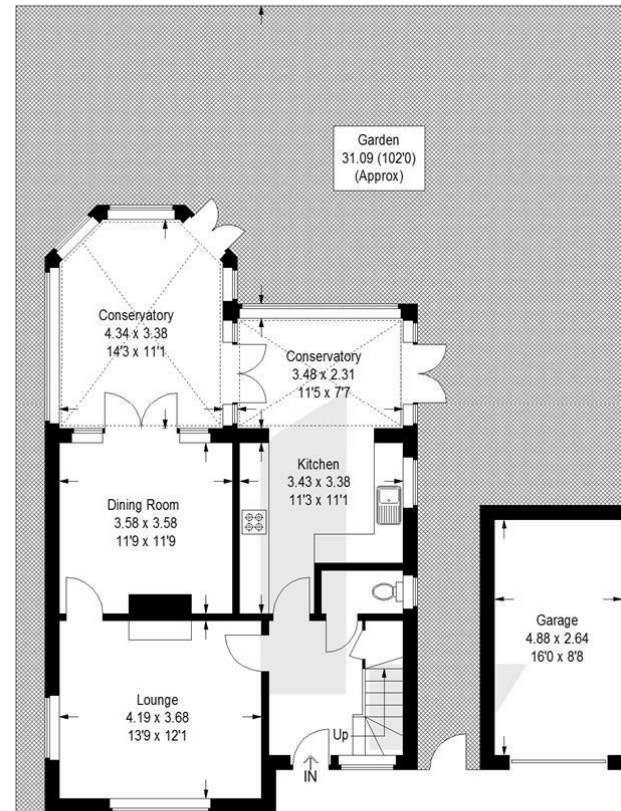
16'0 x 8'8 (4.88m x 2.64m)

Rear Garden

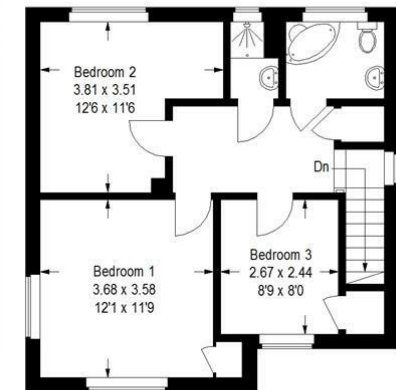


Burcott Road, CR8

Approximate Gross Internal Area
126.0 sq m / 1356 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 139.2 sq m / 1498 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1200583)

EPC Rating: D

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