



39 Beaumont Road
Purley, CR8 2EJ

Guide Price £669,950



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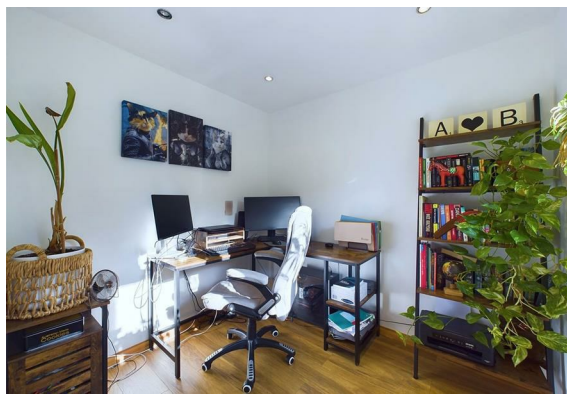
Purley, CR8 2EJ

Welcome to this beautifully presented, Scandinavian-style three-bedroom detached family home, designed for both comfort and modern living. The private garden, complete with a spacious patio, lawn area, outbuilding, and a relaxing hot tub, offers the perfect setting for outdoor entertaining and unwinding after a busy day.

Upon entering, you're greeted by a generous entrance hall that flows seamlessly into an open-plan living space. The lounge, dining area, and integrated kitchen with a utility area create a bright and welcoming atmosphere, perfect for family life or hosting guests. A separate office provides flexibility, easily transforming into a playroom or even an additional bedroom, depending on your needs.

Upstairs, you'll find three double bedrooms, two with built-in storage, alongside a modern and stylish three-piece family bathroom. The property also boasts a garage and off-road parking, ensuring convenience for busy households.

Located in a peaceful residential cul-de-sac, this home is just a short walk from Purley mainline station, making it ideal for commuters. Local shops, restaurants, and cafés are also within easy reach. Excellent schools, including Abingdon House and Beaumont Primary, are nearby, with the prestigious Royal Russell and Whitgift schools easily accessible.





Entrance Hall
7'8" x 11'1" (2.35m x 3.4m)

W/C
5'5" x 3'3" (1.66m x 1.00m)

Living Room/Kitchen
23'4" x 23'3" (7.13m x 7.11m)

Office
7'0" x 7'11" (2.14m x 2.43m)



Landing
3'2" x 11'9" (0.98m x 3.6m)

Bedroom
10'0" x 12'3" (3.06m x 3.75m)

Bedroom
9'7" x 9'4" (2.94m x 2.85m)

Bedroom
9'7" x 8'0" (2.94m x 2.44m)



Bathroom
9'10" x 6'9" (3.01m x 2.06m)



Garage
9'4" x 14'0" (2.85m x 4.29m)



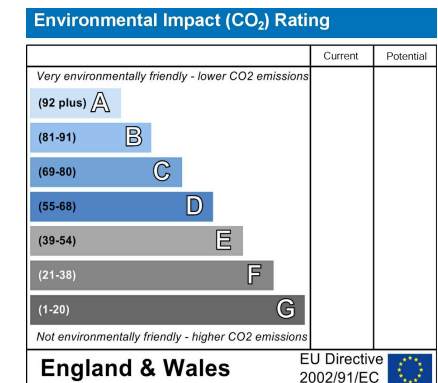
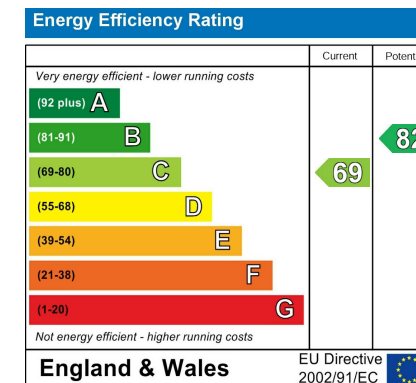
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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