



62 Beaumont Road

Purley, CR8 2EG

Guide Price £725,000

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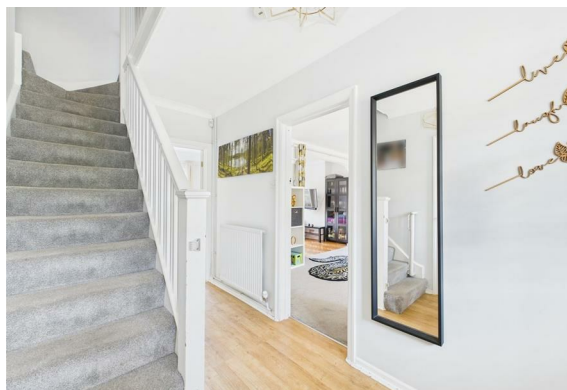
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Offered to the market with no onward chain, this beautifully presented four-bedroom home combines generous living space, a superb location and plenty of flexibility for modern family life.

Tucked away on a popular residential road, the property is ideal for both entertaining and everyday living. At the rear, the stylish open plan kitchen, dining and breakfast area opens directly onto a raised deck and large garden. It's a brilliant setup for summer gatherings, relaxed family meals or simply watching the children play outdoors while you unwind. Two spacious reception rooms offer the choice of a formal lounge, home office or playroom, while a separate snug provides a cosy space for little ones to call their own.

Practical touches such as the utility room and downstairs cloakroom help keep day-to-day life running smoothly. Upstairs, you'll find four well-proportioned bedrooms including a generous main suite with its own ensuite shower room and walk-in wardrobe. The family bathroom is a good size and serves the remaining bedrooms well. The property also benefits from gas central heating and double glazing throughout.

To the front, there is off-street parking, and both Reedham and Purley stations are nearby, offering direct services to London Victoria and London Bridge in under half an hour. You'll also find a number of highly regarded schools nearby including Beaumont Primary and Riddlesdown Collegiate, making this an excellent choice for families.





Porch
2'8" x 5'10" (0.83m x 1.8m)

Living Room
15'3" x 14'3" (4.67m x 4.36m)

Sitting Room
9'10" x 10'4" (3.01m x 3.15m)

WC
7'10" x 3'6" (2.4m x 1.07m)

Dining Room
9'9" x 10'2" (2.98m x 3.12m)

Kitchen/Living Area
34'9" x 11'7" (10.61m x 3.55m)

Utility Room
17'8" x 8'3" (5.4m x 2.53m)

Landing
8'3" x 5'3" (2.53m x 1.62m)

Master Bedroom
22'5" x 11'8" (6.85m x 3.57m)

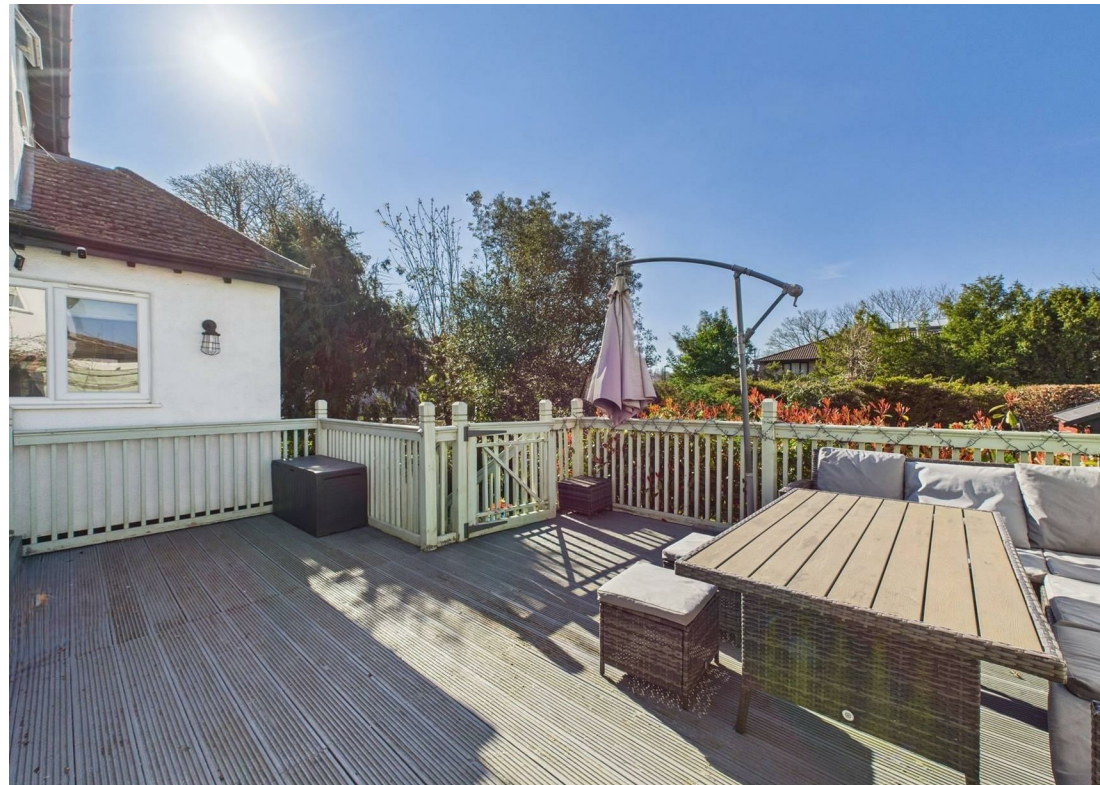
Ensuite
8'5" x 5'8" (2.58m x 1.73m)

Bedroom
14'1" x 12'8" (4.31m x 3.87m)

Bedroom
11'1" x 12'10" (3.4m x 3.92m)

Bedroom
9'4" x 8'0" (2.86m x 2.45m)

Bathroom
7'9" x 7'10" (2.38m x 2.4m)



Floor Plan



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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Area Map



Energy Efficiency Graph

