



27 Burcott Road,
Purley, CR8 4AD - Price £950,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

Viewing is strongly recommended of this sympathetically extended detached Edwardian family home renovated to a high standard and presented with a modern, contemporary feel throughout whilst retaining a wealth of original features. The property comprises spacious rooms with high ceilings set over two floors with porch leading to a large reception hall, three separate reception rooms, bright kitchen / breakfast room, downstairs W.C., integral garage with utility area. The first floor boasts four excellent size bedrooms, family bathroom with separate walk in shower and bath, additional separate W.C. The property is situated in a large plot with long level rear garden mainly laid to lawn and surrounded by well-established borders and complimented by paved patio area. The driveway to the front provides off-street parking for several cars. The property is located between Old Lodge Lane and Higher Drive and is within a short distance of both Reedham and Purley Train stations servicing Croydon, London and surrounding areas. Burcott Road is a tree lined residential road in close proximity to Purley town centre with its array of shops, restaurants and bars. The house is less than 0.2 miles from the Ofsted Outstanding rated Beaumont Primary School. The A23 leading to the M23 / M25 interchange at Hooley is close-by with London Gatwick Airport just one junction along the M23.

- Well-Presented Detached Family Home
- Sympathetically Extended
- Three Reception Rooms
- Bright & Spacious Kitchen / Breakfast Room
- Four Bedrooms
- Family Bathroom
- Separate W.C.'s to ground & 1st floor
- Integral Garage with Utility Area
- Long Level Rear Garden with Patio Area
- Integral Garage & Driveway





Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



27 Burcott Road, Purley



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	73 C
39-54	E		
21-38	F		