



14 Bencombe Road,
Purley, CR8 4DQ - Price £700,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

This attractive three bedroom detached family home provides spacious accommodation full of character in keeping with this period. There is scope to extend subject to the usual planning consents. There is a large, mature rear garden which is a particular feature of the property, it is mostly laid to lawn and planted with a selection of well-established trees and shrubs. To the front there is a driveway for off-street parking. It is a short walk to the highly regarded Beaumont Primary School. 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.

- Detached Family Home
- Three Bedrooms
- Three Reception Rooms
- Downstairs Shower Room
- Upstairs Bathroom
- Conservatory
- Large Mature Garden
- Scope For Improvement
- Off Street Parking
- Superb Location





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

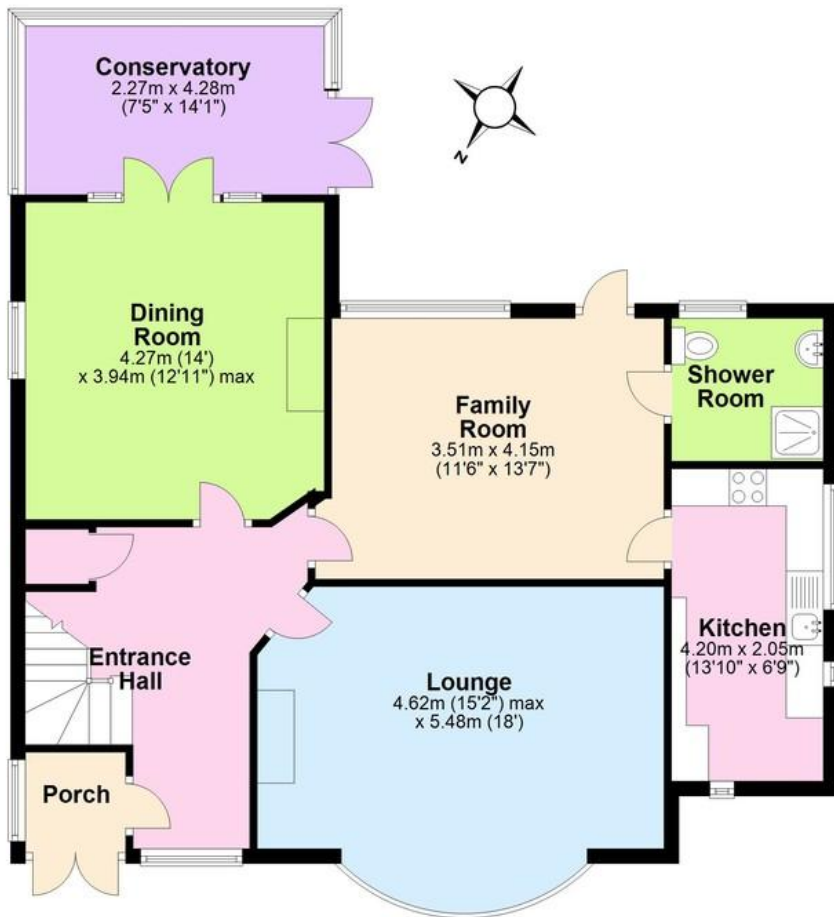
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property 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.



Ground Floor

Approx. 90.8 sq. metres (977.0 sq. feet)



First Floor

Approx. 68.7 sq. metres (739.3 sq. feet)



Total area: approx. 159.4 sq. metres (1716.3 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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