

ASKING PRICE OF
£985,000
FREEHOLD

JOHN BROWN



MARK YOULL

SALES & LETTINGS



High Beeches Close

West Purley, CR8 3JD

PROPERTY FEATURES

- Sought After Location
- Level Private Cul-de-Sac
- Adaptable Living Accommodation
- Four Bedrooms
- Three Bath / Shower Rooms
- Spacious Reception Room



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PROPERTY SUMMARY

Situated in a sought-after area on the West Purley/Wallington borders in a level private cul-de-sac location is this DETACHED FAMILY HOME built by Berkeley Homes in 1988 offering flexible multi-generational living accommodation and briefly comprises FOUR BEDROOMS, TWO RECEPTION ROOMS, THREE BATHROOMS, FITTED KITCHEN & UTILITY ROOM, STUDY with double garage and off-street parking for several cars to the front and level well-planned gardens.







The property is well placed for NUMEROUS WELL-RESPECTED SCHOOLS including John Fisher, Woodcote, Wallington Girls, Wilsons and St Philomena's. Nearby Wallington and Purley town centres both offer comprehensive facilities including wide variety of popular shops, cafes and restaurants, several bus services, main line stations with fast and frequent services into central London and offers easy access to the M23 / M25 motorways. Within easy reach of the property are excellent sports facilities and green open spaces including Purley Sports Club, Woodcote Golf Club, Oaks Park and the popular Mayfield Lavender Farm.

GROUND FLOOR

ENTRANCE HALL

SPACIOUS RECEPTION ROOM

about 25' x 15' 5" (7.62m x 4.7m) with patio doors leading to garden.

DINING ROOM

about 12' 7" x 10' 8" (3.84m x 3.25m)

BEDROOM FOUR

about 15' 5" x 10' 4" (4.7m x 3.15m) currently being used as a FAMILY ROOM / ADDITIONAL RECEPTION ROOM.

DOWNSTAIRS SHOWER ROOM

STUDY

about 8' x 7' (2.44m x 2.13m)

KITCHEN / BREAKFAST ROOM

about 20' 4" x 10' 4" (6.2m x 3.15m)

UTILITY ROOM

about 6' 8" x 5' 8" (2.03m x 1.73m)

FIRST FLOOR

LANDING

MAIN BEDROOM

about 15' 1" x 12' 7" (4.6m x 3.84m) with built-in wardrobes.

ENSUITE BATHROOM

BEDROOM TWO

about 15' 7" x 15' 1" (4.75m x 4.6m)

BEDROOM THREE

about 12' 8" x 11' 11" (3.86m x 3.63m)

FAMILY BATHROOM

OUTSIDE

ATTACHED DOUBLE GARAGE

LEVEL SECLUDED GARDENS

surround the property with established planting, vegetable garden, lawns and patio area.

DRIVEWAY

providing off-street parking for several cars.



Property Tenure: Freehold

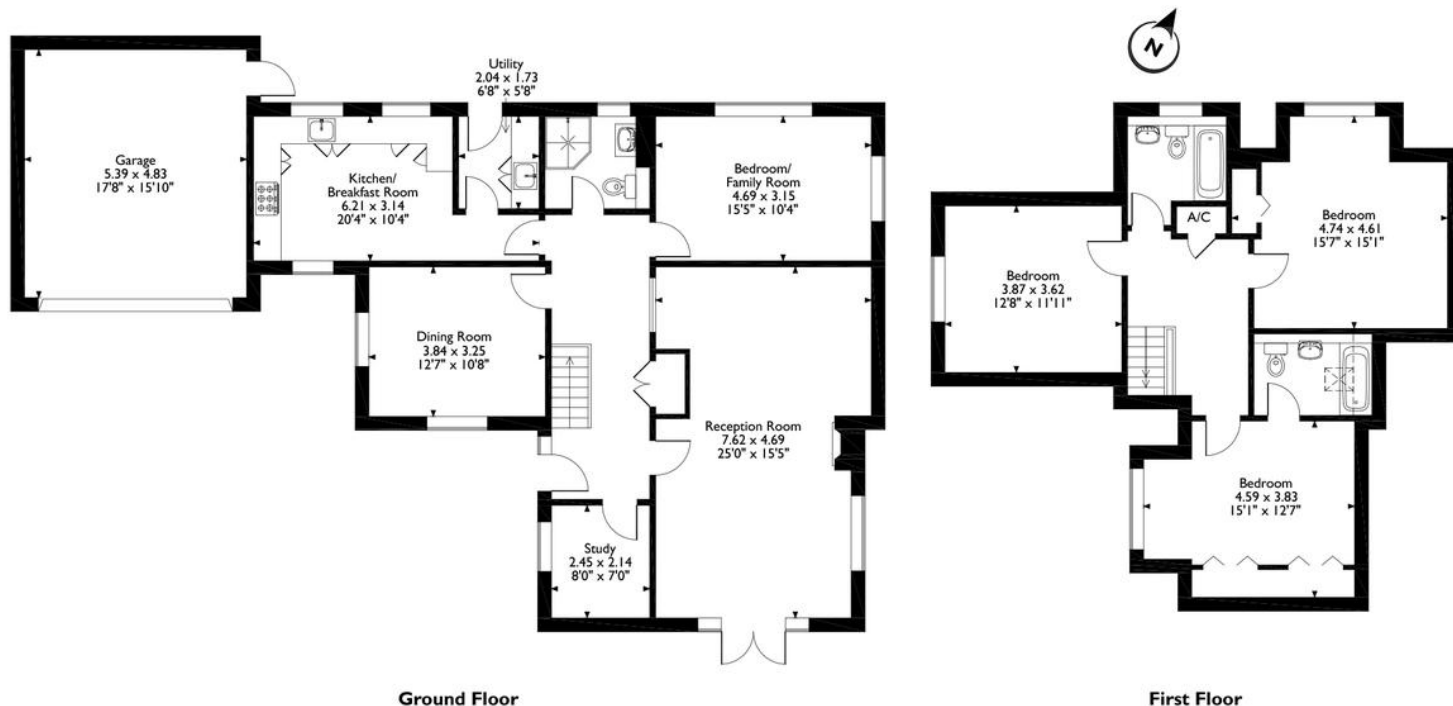
Local Authority: Sutton London Borough Council

Council Tax Band: Band G

Viewings: By appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |

5 High Beeches Close, Purley



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.



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.

