



Because property is personal with...

Beech Road, Purley on Thames

BELVOIR!

Guide price £1,100,000



Key Features

- Beautiful corner plot
- Four double bedrooms
- Expired planning permission
- Countryside views
- Extensive driveway parking
- Private, enclosed gardens
- EPC rating D
- Freehold





Nestled along a quiet and highly sought after road in Purley-on-Thames, this stunning estate presents an unparalleled opportunity to craft your dream home. Boasting a generous plot, this property offers enormous future potential, with expired planning permission providing a canvas for customization and expansion.

Currently, this family home is presented in good order throughout and offers four double bedrooms, two en-suites, and a wonderful kitchen diner at the rear which looks out over the substantial gardens and patio entertaining area. One particular feature of note are the vaulted ceilings located in the master bedroom and the kitchen, these lovely spaces really do open the rooms up and provide a light, airy feeling.

Externally the property benefits from an expansive plot offering ample space for bespoke landscaping and outdoor entertainment areas as well as boasting two outbuildings, one used as a workshop and the other built as an external office. Both of the buildings have power to them and are in good order.

This family home enjoys a convenient location in sought-after Purley-on-Thames, combining rural tranquillity with urban accessibility. The close proximity to local amenities, schools, and transport links, ensures both convenience and connectivity for the new owner.

Contact us today to arrange a viewing and unlock the potential of this exceptional property. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you on to MAB Services for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. We can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1869.79 ft²

173.71 m²

Reduced headroom

146.51 ft²

13.61 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Map data ©2024