

Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1349.37 ft²
 125.36 m²

(1) Excluding balconies and terraces

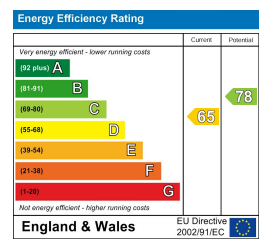
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

EST 1973
Paul Meakin £675,000 Beaumont Road, Purley, CR8 2EJ
 ESTATE AGENTS



Paul Meakin are delighted to market this stunning four bedroom detached family house which has been presented to a high standard boasting a downstairs cloakroom, refitted kitchen breakfast room with integrated appliances, an additional reception room ideal as a games room or office space, a spacious dining area leading to a sitting area with feature fire place and enjoying direct access to the landscaped garden. The first floor offers four good sized bedrooms, refitted en suite to master bedroom plus a refitted family bathroom. The property provides off street parking via the driveway and is situated in a popular residential cul de sac location. Beaumont Road can be found off Higher Drive within 0.3 miles of Purley Mainline railway station which provides fast and frequent commuter links to central London (Victoria and London Bridge), Gatwick airport and the South coast. There are excellent schools in the area for all ages and the area is well serviced with open spaces, recreational facilities, shops and amenities. Your earliest viewing is advised to appreciate location, presentation and size. TAX BAND F



TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Stunning Detached home
- Four bedrooms
- En-suite to master bedroom
- Refitted Kitchen breakfast room
- Downstairs Cloakroom
- Two reception areas
- Games rooms / Office space
- Landscaped garden
- Off street parking



- Hallway
14'9" x 4'1" (4.52 x 1.27)
- W/C
5'11" x 2'7" (1.81 x 0.81)
- Kitchen
14'9" x 6'11" (4.51 x 2.13)
- Playroom / Office
9'0" x 8'0" (2.75 x 2.44)
- Dining room
11'10" x 13'3" (3.63 x 4.05)
- Living room
15'10" x 11'8" (4.85 x 3.56)
- Landing
7'10" x 7'10" (2.4 x 2.41)
- Bedroom
11'5" x 13'2" (3.49 x 4.03)
- En-suite
2'6" x 7'6" (0.77 x 2.31)
- Bedroom
13'4" x 10'1" (4.08 x 3.08)
- Bedroom
13'6" x 8'5" (4.12 x 2.59)
- Bedroom
7'2" x 11'3" (2.2 x 3.45)
- Bathroom
5'0" x 11'3" (1.54 x 3.45)

