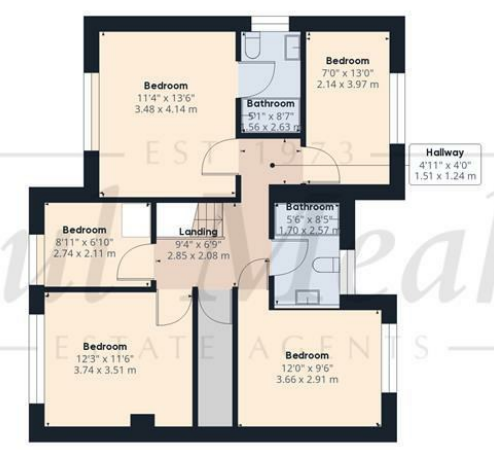




Approximate total area⁽¹⁾
 1926.4 ft²
 178.97 m²

Reduced headroom
 13.02 ft²
 1.21 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.

GIRAFFE360

EST 1973
Paul Meakin Guide Price £750,000 Brancaster Lane, Purley, CR8 1HH
 ESTATE AGENTS

- Five bedrooms
- En Suite
- Close to Transport
- Stunning Condition
- Beautiful Kitchen/Diner
- Off Street Parking

Paul Meakin are proud to present this wonderfully spacious and ideally located five bedroom semi detached house. The owners have completed a wonderful programme of both re-modelling and refurbishment to ensure a fantastic contemporary finish throughout. The property briefly comprises; to the ground floor a well proportioned and bright through lounge which overlooks the garden, a simply sumptuous extended kitchen/diner, additional study room along with a downstairs wc. To the first floor are five bedrooms, one with en suite, alongside a beautiful family bathroom. The garden has been wonderfully landscaped and is mostly laid to lawn but offers an additional patio area which is perfect for relaxing and enjoying the sun. For your parking needs the property also benefits from off street parking for 2 cars. Located close to both local amenities and transport, this sizeable property must be seen to be appreciated and we suggest an immediate viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	80
EU Directive 2002/91/EC		

TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

