

Entrance Hall
20'6" x 10'7" (6.25m x 3.24)

Downstairs WC

Home Office
9'8" x 9'8" (2.97m x 2.95)

Lounge
18'3" x 21'6" (5.57 x 6.57)

Kitchen/ Breakfast room
12'9" x 28'4" (3.90 x 8.66)

Reception room
15'0" x 12'5" (4.59 x 3.79)

Utility room
10'6" x 4'9" (3.21 x 1.46)

Landing

Bedroom One
18'1" x 12'5" (5.52 x 3.81)

Bedroom One En suite
9'7" x 4'2" (2.93 x 1.29)

Bedroom Two
10'8" x 15'7" (3.27 x 4.77)

Bedroom Three
12'10" x 11'11" (3.93 x 3.65)

Bedroom Three En suite
6'4" x 4'11" (1.94 x 1.52)

Bedroom Four
9'7" x 10'0" (2.93 x 3.07)

Bedroom Five
8'10" x 8'6" (2.70 x 2.6)

Family Bathroom
6'2" x 10'4" (1.90 x 3.16)

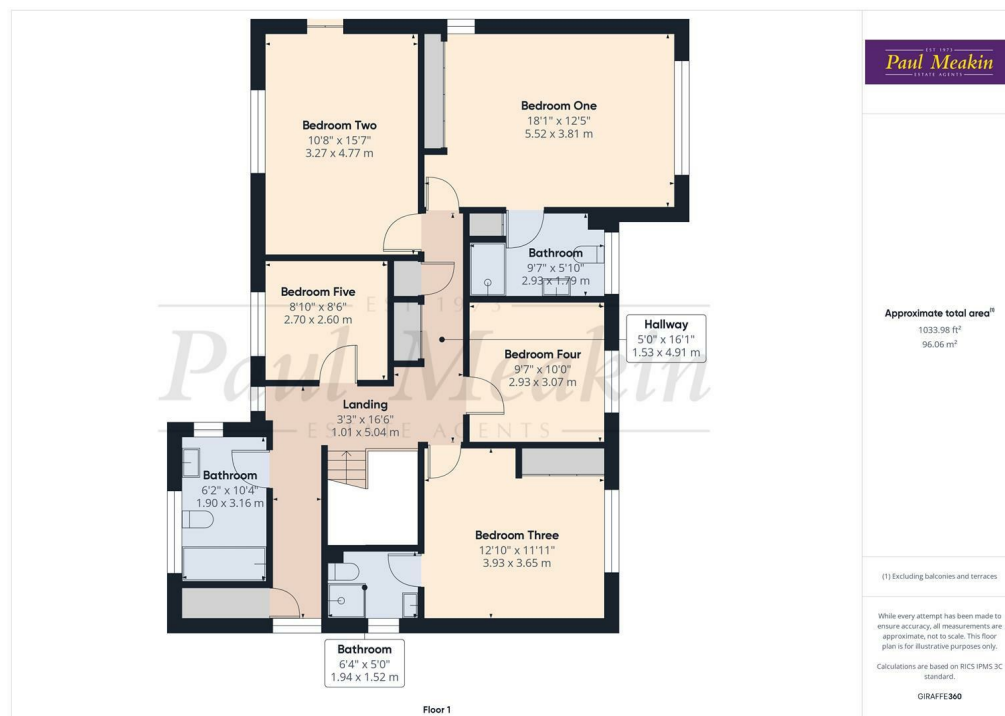
Garage
18'3" x 17'7" (5.58 x 5.38)

Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
95 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	82	84
EU Directive 2002/91/EC		

TAX BAND: G

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



Price Range £1,250,000 Beech Avenue, South Croydon, CR2 0NL

- PRICE RANGE £1,250,000 - £1,275,000
- Located on private road
- Large kitchen/ breakfast room
- Separate Home office and Utility room
- Large driveway and double garage
- Five bedroom detached family home
- Over 2,600 sq ft
- Two en suites and family bathroom
- Gate access onto Purley Beeches Park
- Excellent transport links

PRICE RANGE £1,250,000 - £1,275,000

A unique and rare opportunity to acquire this handsome five bedroom detached family home nestled in Beech Avenue accessed via a private road for only two homes. This property boasts just over 2,600 sq ft and is the perfect home for growing families to enjoy, just as the current owners have since 1999 when it was built.

From the moment you walk into the large reception hall you enjoy the bright and spacious living space, the main dual aspect reception room is an impressive size as is the open plan kitchen breakfast room leading to the main dining area with access to the garden with gate access onto Purley Beeches Park ideal for families with dogs who enjoy the walks and wildlife around them. The second dual aspect reception room is a great cosy in addition to a separate office / study, the utility reads through to the double garage with electric doors.

The first floor does not disappoint with five bedrooms, two en suites, large family bathroom and spacious landing. This is a must see property for buyers where the grounds surround the property and amply off street parking is provided in addition to the double garage via the driveway.

The immediate area has excellent transport facilities via Purley Oaks and Sanderstead stations all approx under 0.5 miles away providing frequent service toward Croydon and Central London along with a selection of primary & secondary schools in the state and private sector.



