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Paul Meakin £535,000 Montpelier Road, Purley, CR8 2QA
ESTATE AGENTS

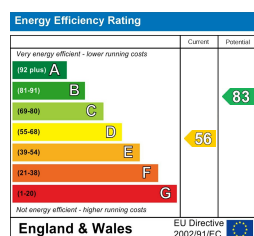


Paul Meakin are delighted to welcome to the market this spacious end-of-terrace family home which extends over three floors, offering versatile living accommodation perfect for modern family life. The ground floor features three well-proportioned reception rooms, including a welcoming lounge, a contemporary open-plan kitchen and dining area, plus a charming conservatory overlooking the garden.

The generous rear garden benefits from a handy outbuilding fitted with electricity and internet—ideal as a home office or creative studio. Upstairs, you'll find three comfortable bedrooms and a stylishly updated family bathroom. The converted loft room on the top floor provides additional flexible space, perfect as a home office, playroom, or extra living area.

Situated just a short walk from Purley town centre and train station (0.5 miles), this property is also within easy reach of excellent local schools, making it an ideal family home ready to move into.

The current owners have found their next property and the chain is complete. Your earliest viewing is encouraged.



Entrance Hall
Living Room
10'8" x 14'9" (3.26 x 4.51)
Kitchen/ Dining Room
16'6" x 10'0" (5.05 x 3.05)
Conservatory
10'1" x 9'0" (3.09 x 2.75)
Landing
Bedroom One
9'6" x 13'8" (2.92 x 4.17)

Bedroom two
8'9" x 7'6" (2.68 x 2.29)
Bedroom three
6'10" x 8'5" (2.09 x 2.58)
Bathroom
7'7" x 7'3" (2.32 x 2.23)
Loft Room
12'3" x 13'6" (3.74 x 4.13)
Garden Office/ Workshop
Garden

TAX BAND: D

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

- Three Bedroom family home
- Spacious end-of-terrace home over three floors
- Well-maintained with generous living space
- Separate lounge plus bright conservatory
- Open-plan kitchen and dining area
- Converted loft room
- Outbuilding with power and internet acces
- Stylish, updated family bathroom
- Landscaped rear garden
- Convenient location near Purley town centre

