



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Beaumont Road | Purley | CR8 2EG

**£700,000**

**LOFT**

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- Detached home spanning over 1,790 sq. ft.
- Driveway and 36 ft. long garage
- Private and secluded rear garden
- 'L' shaped lounge with space for dining and separate kitchen
- Convenient study and downstairs WC
- Two bathrooms including an en-suite to the primary bedroom
- Four good-size bedrooms
- Ideally situated for great schools
- Tucked away but easily accessible to Reedham and Purley train stations and town centre



Lovely family home with scope to put your own stamp on throughout! Plenty of space, ideally located for all amenities and everything a family needs.



## Ground Floor

### Hallway

### Reception Room

23'4 x 18'9 (7.11m x 5.72m)

### Kitchen

12'8 x 10'3 (3.86m x 3.12m)

### Study

13'6 x 10'2 (4.11m x 3.10m)

### WC

## First Floor

### Landing

### Bedroom

13'9 x 11'9 (4.19m x 3.58m)

### En-suite

### Bedroom

15'1 x 11'4 (4.60m x 3.45m)

### Bedroom

11'4 x 9'5 (3.45m x 2.87m)

### Bedroom

8'9 x 8'8 (2.67m x 2.64m)

### Bathroom

### Outside

### Driveway

### Rear Garden

36'0 x 29'9 (10.97m x 9.07m)

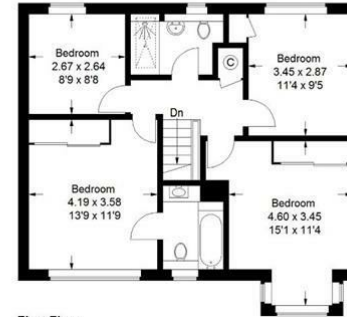
### Garage

36'4 x 8'3 (11.07m x 2.51m)

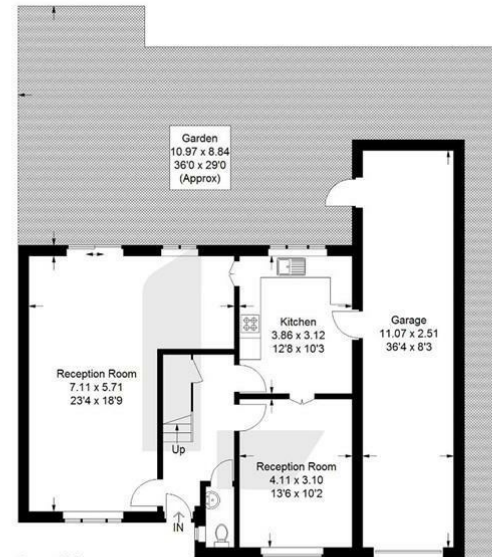


## Beaumont Road, CR8

Approximate Gross Internal Area  
(Including Garage)  
166.8 sq m / 1795 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1304775)

EPC Rating: D

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