



**Guide Price**  
**£600,000**

**Freehold**

3x  2x  3x 

**"Teynham", Burcott  
Road, Purley, Surrey,  
CR8**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Spacious detached house in peaceful location with garage and driveway
- Ideal for commuters, walking distance to mainline train station
- Within catchment area of excellent schools for all ages
- Large level rear garden with patio
- Some updating required to taste

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Cloakroom
- Lounge: 13'9 x 12'1 (4.19m x 3.69m)
- Dining Room: 11'9 x 11'9 (3.58m x 3.58m)
- Kitchen: 11'3 x 11'1 (3.43m x 3.38m)
- Sun Room: 14'3 x 11'1 (4.35m x 3.38m)
- Conservatory: 11'5 x 7'7 (3.48m x 2.31m)

### FIRST FLOOR

- Landing
- Bedroom 1: 12'1 x 11'9 (3.69m x 3.58m)
- Bedroom 2: 12'6 x 11'6 (3.81m x 3.51m)
- Bedroom 3: 8'9 x 8'0 (2.67m x 2.44m)
- Bathroom
- Shower Room

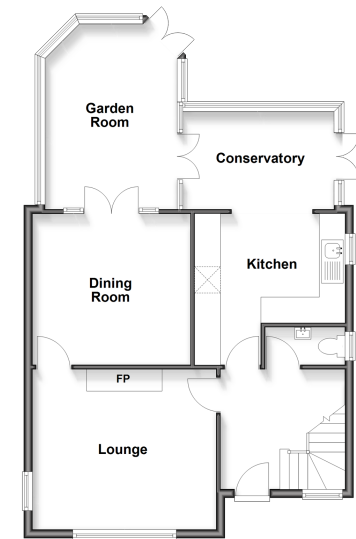
### OUTBUILDING

- Garage

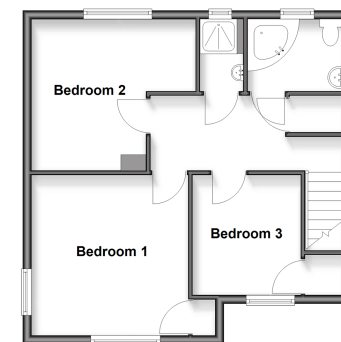
### OUTSIDE

- Front & Rear Gardens
- Driveway

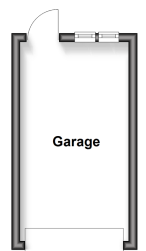
Ground Floor  
Approx. 71.0 sq. metres (764.8 sq. feet)



First Floor  
Approx. 49.8 sq. metres (536.4 sq. feet)



Outbuilding  
Approx. 11.5 sq. metres (123.7 sq. feet)



**Unable to display material information. Please check with the branch for material information details for this property**



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