



FOLKLANDS

BENCOMBE ROAD, PURLEY
GUIDE PRICE £1,075,000















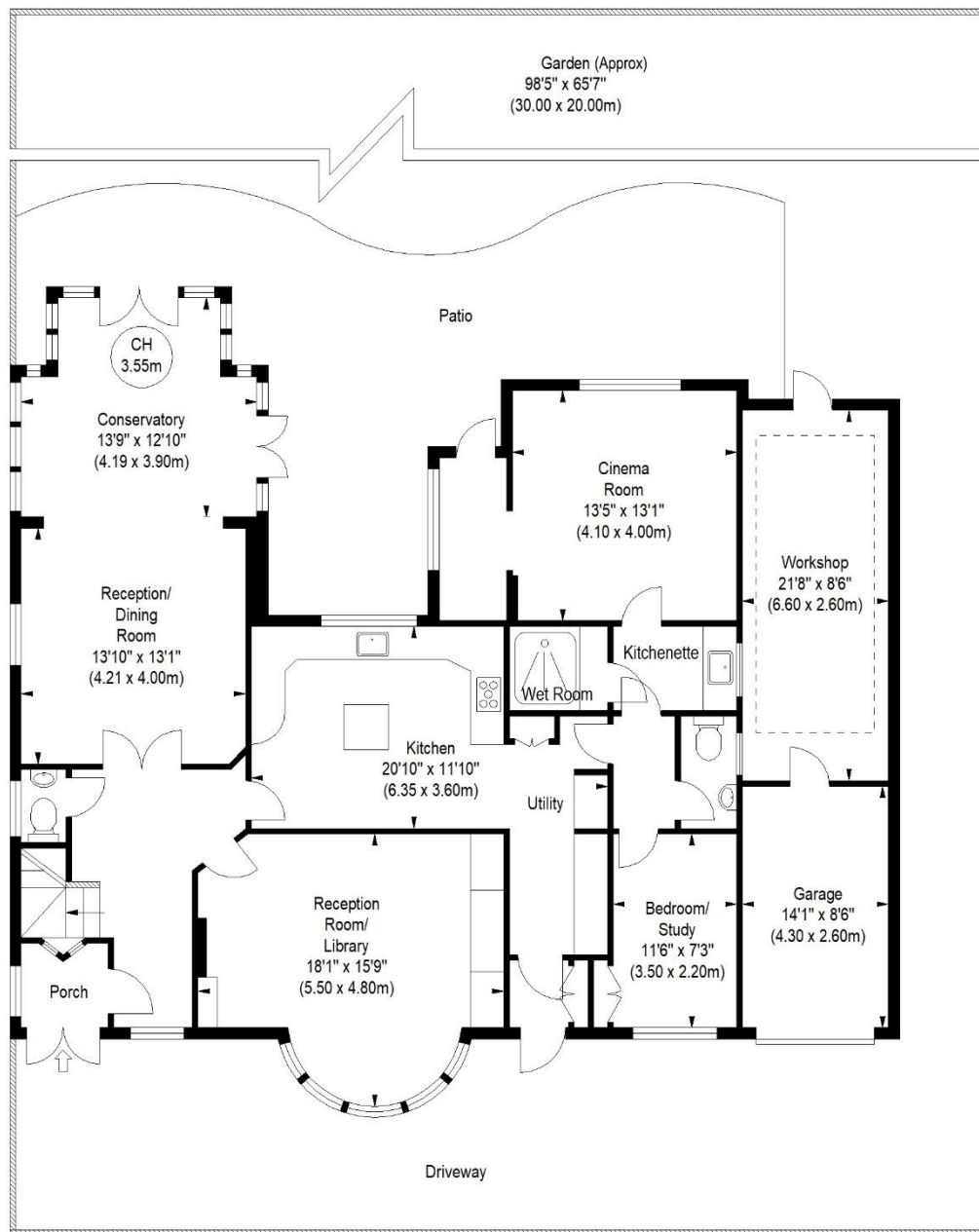








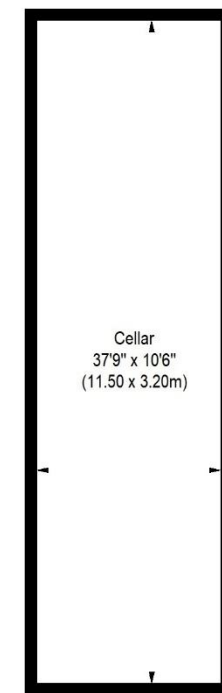




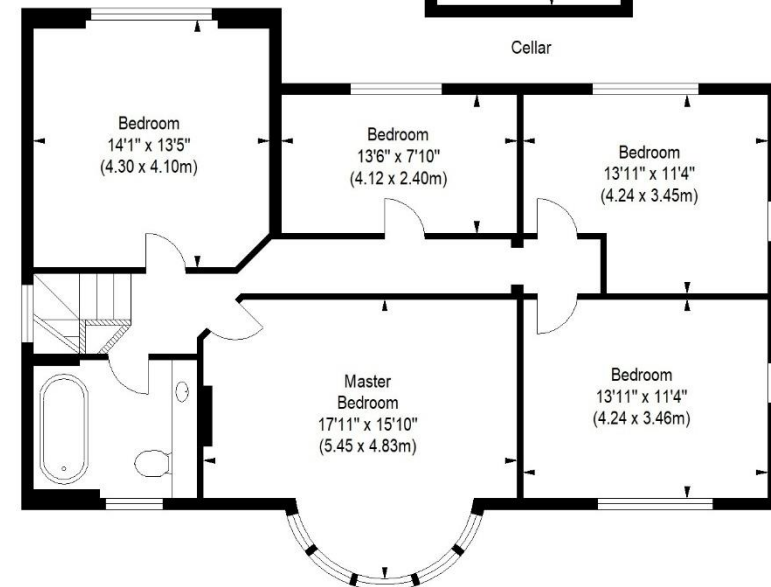
Ground Floor

Bencombe Road
Approximate Gross Internal Area
2529 sq ft / 235.0 sq m
(Excluding the Cellar, Garage and Workshop)

CH - Ceiling Height



Cellar



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ FIVE/SIX BEDROOM - DETACHED HOUSE
- ❖ 98' SOUTHERLY FACING REAR GARDEN
- ❖ LARGE CARRIAGE DRIVEWAY & GARAGE
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ 0.4 MILES FROM REEDHAM TRAIN STATION
- ❖ 2529 SQFT OF FLOOR SPACE
- ❖ THREE LARGE RECEPTION ROOMS + CONSERVATORY
- ❖ HIGHLY DESIRABLE RESIDENTIAL ROAD
- ❖ SCOPE TO PARTITION AN ANNEXE
- ❖ EPC EER TO E



**** Large Southerly Facing Rear Garden ** Carriage Driveway & Garage ** Scope to Partition an Annexe ** Moments away from Beaumont Primary School **** An exceptionally spacious five/six bedroom detached house situated on this desirable tree-lined residential road, conveniently located only 0.4 miles from Reedham train station; and equidistant to both Purley and Coulsdon town centres.

This bright & airy home is well-presented throughout; it is fully double glazed and has gas central heating. The house boasts an impressive amount of living space and with its flexible use, there is excellent scope to partition a full annexe to suit multi-generational families or those wanting accommodation for a nanny. Notable features include a large carriage driveway which can accommodate multiple vehicles, a garage and large workshop, an accessible cellar for additional storage, two downstairs WC's & a separate wet room; and a cinema room. Also look out for the pirate ship in the rear garden.

The accommodation to the first floor comprises a 17'11 bay-fronted main bedroom, four further double bedrooms, loft access and a luxury family bathroom with free-standing bath. To the ground floor there is a porch entrance leading into a generous entrance hall, two downstairs WC's, an 18'1 x 15'9 bay-fronted principle reception room with feature fireplace & fitted library, a large bespoke kitchen with separate utility area & breakfast-bar island, a spacious dining room which opens through to the conservatory extension, a further bedroom/study, a shower room, a further kitchenette (to serve the potential annexe or to prepare your movie treats) and a large cinema room. With a great deal of privacy and far-reaching views, the garden extends to circa 98' and boasts a southerly direction. There is a large entertainment patio, a carp pond and children's timber pirate ship sunken into the tree line.

Furthermore, the property sits moments away from the outstanding rated Beaumont primary school and is within reach of several well-regarded senior schools (Both state and private). With both Purley and Coulsdon town centres approximately one mile away, there is an excellent offering of local amenities, cafes & restaurants; and there are several woodland & open green spaces nearby for families and dog walkers alike. We feel that this property will make the perfect home for the growing family.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		