



Mc. MONOCHROME | HOMES

Guide price £625,000

Brighton Road, Purley, CR8 4HE

Property Summary

OVERVIEW

Offered to the market chain free is this spacious four-bedroom semi-detached home featuring a bright entrance hallway, two reception rooms, separate kitchen, utility space, downstairs W/C, family bathroom, well-maintained rear garden, and a large driveway providing parking for multiple vehicles.

Accommodation

This four-bedroom semi-detached home offers spacious and well-presented accommodation, ideal for family living. Upon entering, you are welcomed by a large and bright hallway which sets the tone for the rest of the property.

The ground floor comprises a generous living room, a separate dining room with double doors opening onto the well-maintained rear garden, a separate fitted kitchen, a useful utility space, and a convenient downstairs W/C.

To the first floor are four well-proportioned bedrooms along with a family bathroom. Externally, the property benefits from a beautifully kept rear garden, perfect for relaxing or entertaining, while to the front there is a large driveway providing off-road parking for multiple vehicles.

Location

The property is located on Brighton Road, which is a short distance away from Coulsdon and Purley Town. This area offers many shops, restaurants, and cafes. You can choose from multiple supermarkets like Tesco Express, Aldi, and Waitrose. Additionally, both Coulsdon South (0.7 miles) and Coulsdon Town (0.2 miles) Train Lines provide direct links to Central London mainline stations. Brighton Road also provides direct access to Purley, which offers further shops, restaurants, a Tesco superstore, and another great train line. This location is known for its excellent schools for all ages, including Woodcote Primary School (0.4 miles), Woodcote High School (0.5 miles), and Beaumont Primary School (0.6 miles). The property is also close to well-known places such as Farthing Downs, Woodcote Park Golf Club, and Marlipit Park.

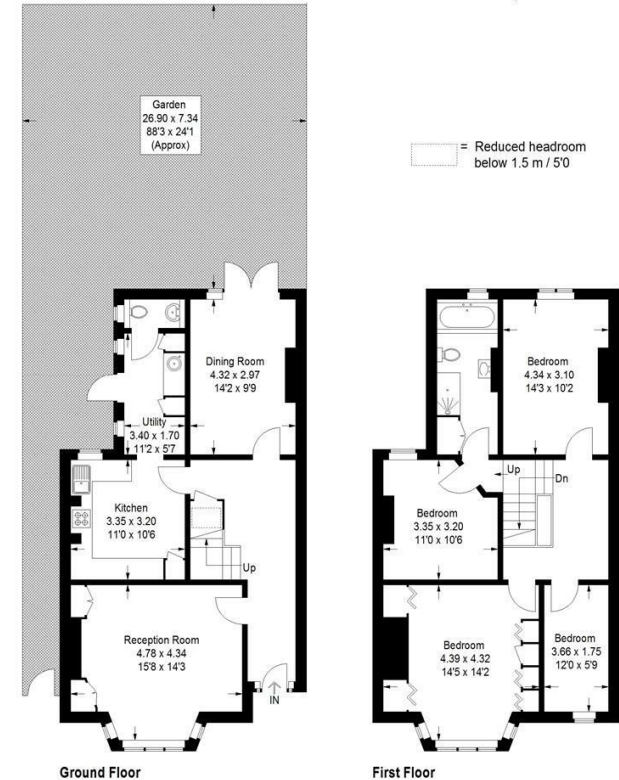
Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

Brighton Road, CR8

Approximate Gross Internal Area
135.0 sq m / 1453 sq ft



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. (ID1302129)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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