

DANIEL ADAMS

5 Beaumont Road

Purley, CR8 2EJ

Guide Price £700,000

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Guide Price £700,000 - £735,000

Offered to the market with no onward chain, this well presented four bedroom detached family home occupies a generous corner plot within a popular residential no through road, offering a wonderful balance of space, practicality and modern family living.

The accommodation has been thoughtfully maintained by the current owners, creating a home that is ready to move straight into. At the heart of the property is an impressive open plan kitchen, dining and living space, designed with modern family life in mind. Bifold doors open directly onto a large decked terrace, creating a natural extension of the living space and the perfect setting for entertaining or relaxing outdoors.

The contemporary kitchen offers ample storage and worktop space, complete with a breakfast bar and integrated appliances, while a welcoming entrance hall and downstairs W/C complete the ground floor.

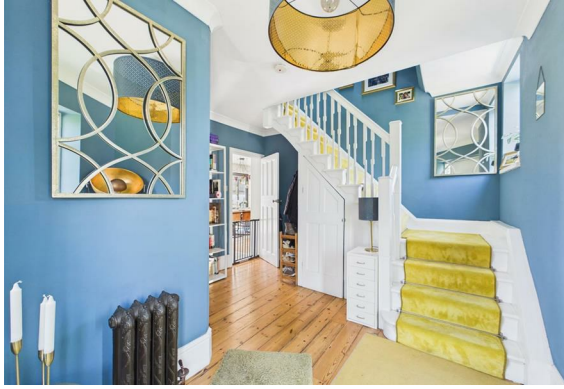
Upstairs, there are four well proportioned bedrooms served by a stylish family bathroom, providing flexible accommodation for growing families, home working or visiting guests.

Outside, the corner plot creates a wonderfully versatile outdoor setting. The decked terrace wraps around to a dedicated hot tub area and a fully insulated garden office with power, creating an ideal space for entertaining or working from home. To the other side of the property, a generous lawn provides plenty of room for children to play, whilst also giving access to the driveway and large double garage.

Further benefits include a fully owned solar panel system with battery storage, helping to improve energy efficiency and reduce running costs.

Conveniently positioned for local schools, everyday amenities and transport links, this is a home that combines generous living space with versatile outdoor areas in a location that continues to be popular with families.

























Entrance Hall
8'5" x 4'1" (2.57m x 1.27m)

W/C
2'10" x 4'11" (0.88m x 1.52m)

Hallway
8'1" x 5'3" (2.48m x 1.62m)

Living Room/Dining Room
13'6" x 24'3" (4.12m x 7.4m)

Kitchen
11'10" x 11'8" (3.61m x 3.56m)

Landing
2'10" x 7'10" (0.88m x 2.41m)

Bedroom
13'9" x 11'10" (4.2m x 3.62m)

Bedroom
12'0" x 11'10" (3.66m x 3.61m)

Bedroom
13'0" x 7'5" (3.97m x 2.27m)

Bedroom
8'6" x 10'9" (2.61m x 3.28m)

Bathroom
7'9" x 7'8" (2.37m x 2.36m)

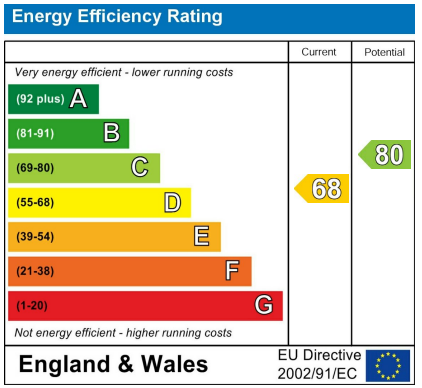
Floor Plan

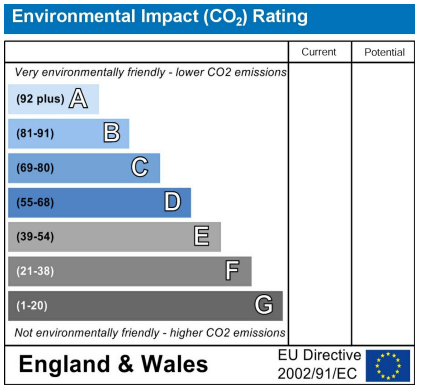


Area Map



Energy Efficiency Graph





Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878
if you wish to arrange a viewing appointment for this property or require further information.

DANIEL ADAMS

147 Brighton Road,
Coulsdon,
Surrey
CR5 2NJ
Tel: 020 8763 8878
Email: sales@danieladamsestateagents.co.uk
www.danieladamsestateagents.co.uk