



**Guide Price**  
**£500,000**

**Freehold**

3x  1x  2x 

**Godstone Road, Purley,  
Surrey, CR8**

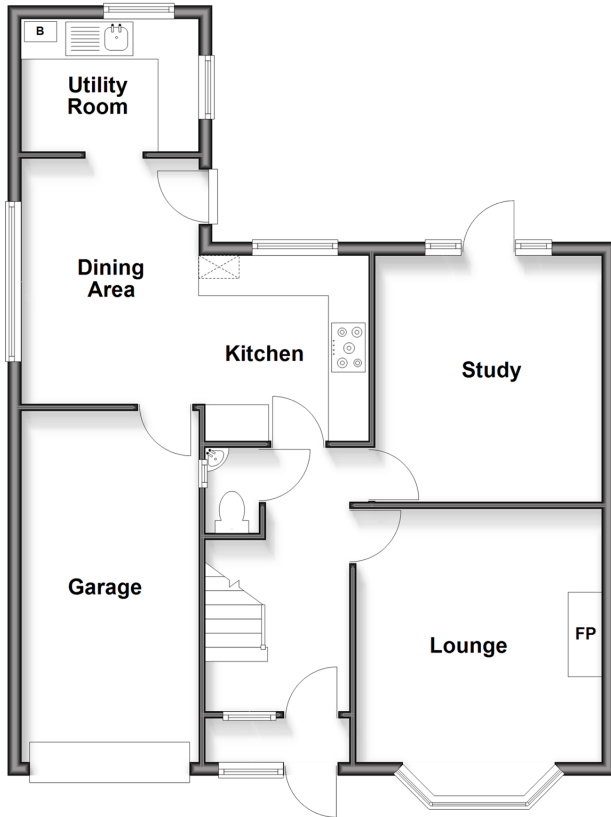
**OVER 60?**

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

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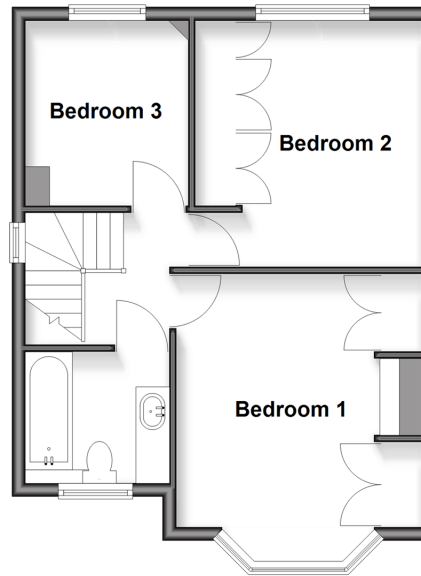
### Ground Floor

Approx. 74.3 sq. metres (800.2 sq. feet)



### First Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Entrance Hall

Lounge: 14'9 x 11'9 (4.50m x 3.58m)

Study: 12'6 x 10'9 (3.81m x 3.28m)

Kitchen: 9'5 x 9'5 (2.87m x 2.87m)

Dining Area: 11'4 x 8'7 (3.46m x 2.62m)

Utility Room: 9'4 x 7'0 (2.85m x 2.14m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 14'9 x 10'7 (4.50m x 3.23m)

Bedroom 2: 12'3 x 11'2 (3.74m x 3.41m)

Bedroom 3: 9'3 x 8'10 (2.82m x 2.69m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Garage

Driveway



## Main features

- Recently refurbished chain free semi-detached house with garage and driveway
- Large rear garden with lawn and tiered rear terrace and patio
- Utility room, cloakroom, new boiler and radiators
- Walking distance to 3 mainline train stations, bus routes & variety of shops
- Ideal location for good schools for all ages including Riddlesdown Collegiate

## Nearest Schools

Primary Schools: Harris Primary 0.3 miles, Beaumont Primary 0.6 miles, Christ Church CofE Primary (Purley) 0.8 miles  
Secondary Schools: Riddlesdown Collegiate 0.9 miles, Thomas More Catholic School 1.0 miles, Tudor Lodge School 1.2 miles

## Transport Information

Train Stations: Riddlesdown 0.4 miles, Purley 0.5 miles, Kenley 0.5 miles

## Address

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## Directions

For directions to this property please contact us.



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■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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