



5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Burcott Road | Purley | CR8 4AD

Guide price £1,000,000

LOFT

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- Breathtaking Edwardian detached home with driveway and garage
- Tastefully modernised yet maintaining the charming character throughout every room
- Wrap around staircase with original wooden spindles, complimenting the high ceilings, tiled floors and original fireplaces
- Open plan kitchen with bi-folding doors, over looking the extensive, level rear garden
- Two large reception rooms, a separate study and W/C to the ground floor
- Meticulously designed double bedrooms to the top two floors with two bathrooms
- Large landing space with plenty of storage and great size loft room offering spectacular views of the valleys surrounding
- Sought after tree-lined road, tucked a short stroll from Purley Town Centre
- Ideally located for great schools and transport links with bus stops and two train stations within walking distance



A rarely seen gem that boasts modern and character, designed by the current owners to perfectly compliment one another. Endless space throughout, with accommodation across three floors...this truly is the perfect family home!



Ground Floor

Hallway

Lounge

17'6 x 13'1 (5.33m x 3.99m)

Dining/Reception

Room

18'4 x 13'6 (5.59m x 4.11m)

Study

11'0 x 8'10 (3.35m x 2.69m)

Downstairs W/C

Kitchen/Diner

25'3 x 12'10 (7.70m x 3.91m)

Utility

8'2 x 7'9 (2.49m x 2.36m)

First Floor

Landing

Bedroom 1

16'9 x 14'1 (5.11m x 4.29m)

Jack & Jill Bathroom

Bedroom 2

13'7 x 12'2 (4.14m x 3.71m)

Bedroom 3

13'6 x 12'0 (4.11m x 3.66m)

Bedroom 4

12'9 x 11'8 (3.89m x 3.56m)

Bathroom

Second Floor

Bedroom 5/Loft Room

21'8 x 14'1 (6.60m x 4.29m)

Outside

Driveway

Garage

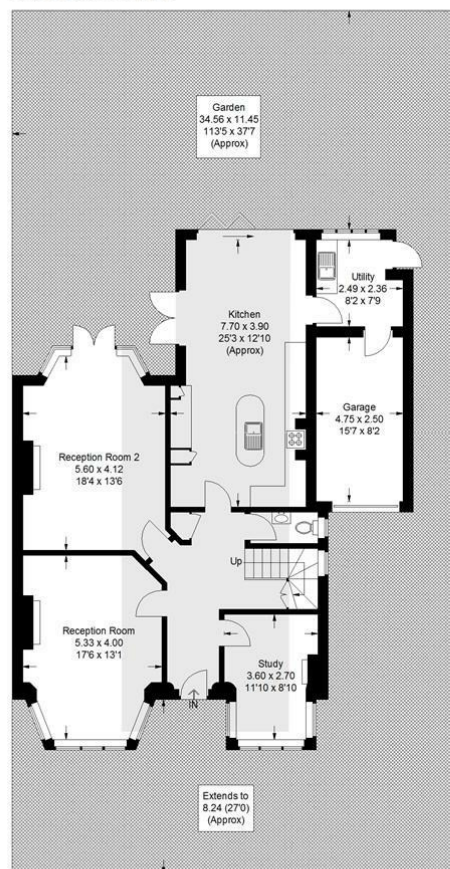
Rear Garden

113'5 x 37'7 (34.57m x 11.46m)



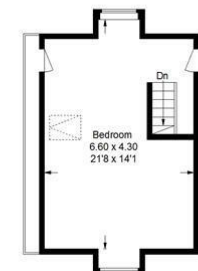
Burcott Road, CR8

Approximate Gross Internal Area
(Including Garage)
231.9 sq m / 2496 sq ft

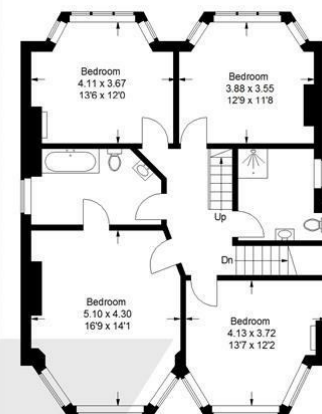


Ground Floor

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. (ID:1174888)



Second Floor



First Floor

EPC Rating: E

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