



62 Smitham Downs Road,  
Purley, CR8 4NF – Offers In Excess of £800,000

**JOHN BROWN & MARK YOULL**

SALES & LETTINGS



An opportunity to purchase this well presented Detached Family Home in sought after area offering Three / Four Bedrooms, En-Suite Shower and Dressing Room (or fourth bedroom), Family Bathroom with separate W.C, and fantastic loft space with pull down ladder access. Downstairs you are greeted with a spacious Entrance Hall, separate Dining Room, Downstairs Cloakroom, Fitted Kitchen, spacious Sitting Room with double doors leading out into beautifully mature and secluded Rear Garden with Patio Area and Wooden Arbour. Shrubbery and hedges offering a private front garden with Driveway boasting Off-Street Parking for multiple cars.

Smitham Downs Road runs between Smitham Bottom Lane and the Brighton Road, with Purley Town Centre with mainline railway station and supermarkets only a short distance away along with bus services from the Brighton Road. Coulsdon Town Centre is a short distance away with supermarkets, cafes, restaurants etc. as well as Coulsdon Railways Stations giving access to London and surrounding areas. Many schools for children of all ages are nearby and the area is well known for its many open spaces, sporting facilities, golf courses etc. The M23 and M25 motorways are only a few miles away.

- Detached Family Home
- Spacious Entrance Hall
- Three / Four Bedrooms
- Family Bathroom
- Downstairs Cloakroom
- Kitchen
- Separate Dining Room
- Spacious Sitting Room
- Large Mature Rear Garden
- Off Street Parking







**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

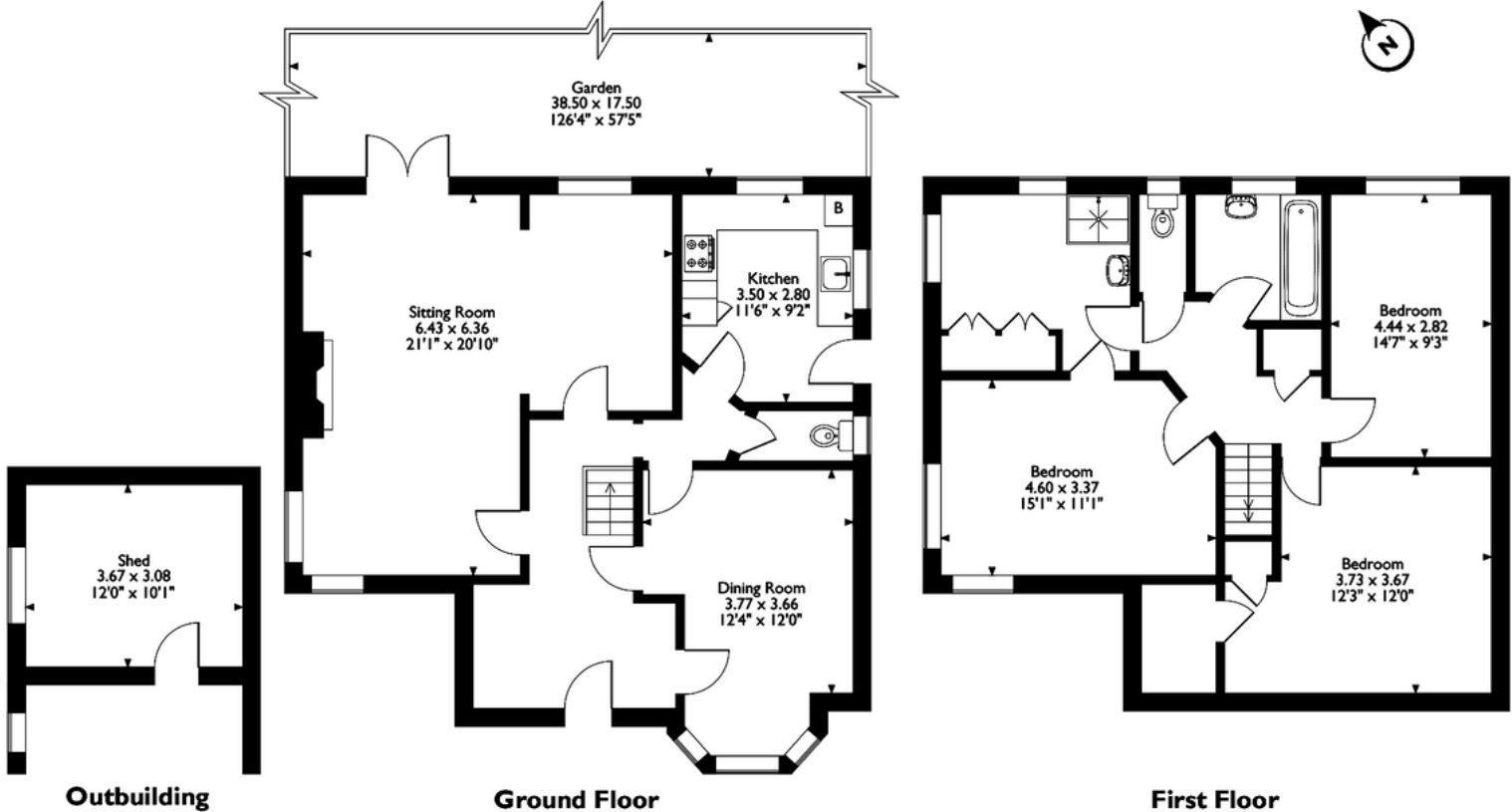
**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.





# 62 Smitham Downs Road, Purley



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Call us on **020 8668 5344 / 01737 551111**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E	49   E	
21-38	F		