



49 Godstone Road,
Purley, Surrey, CR8 2AN - Price £750,000

JOHN BROWN



MARK YOULL

SALES & LETTINGS

An opportunity to purchase this extremely spacious and charismatic Semi-Detached Edwardian Family Home set in a very popular location offering Five Bedrooms, Family Bathroom and Downstairs Shower Room. Upon entry you are greeted with a spacious Entrance Hall, open plan Lounge Area with functioning fireplace (Bedroom Two also benefitting from a Fireplace) leading through into a Dining Area, a Kitchen and separate Utility Room providing access to the Downstairs Shower Room and a separate good size Sitting Room with double door access into the large Tiered Rear Garden. To the front of the property there is a grassed Front Garden and a Gated Driveway providing Off-Street Parking.

This property situated in a most convenient position within a mile of Purley Town Centre with Purley mainline train station providing fast and frequent services into London Victoria and London Bridge with the additional Thameslink route servicing St Pancras International. Whilst there are local shops nearby Purley town centre also has an array of shops, restaurants and bars along with Purley Leisure Centre boasting various activities across all age ranges and abilities. The area is also well served with many well-performing schools for children of all ages in both the state and private sectors. In addition, the area benefits from a wide selection of bus services including routes into Croydon town centre as well as to the local shops of Kenley and onward to Whyteleafe and Caterham Valley. The property is also conveniently placed for links to both the M23 / M25.

- Semi-Detached House
- Five Bedrooms
- Family Bathroom
- Shower Room
- Downstairs Cloakroom
- Two Reception Rooms
- Kitchen
- Separate Utility Room
- Large Gardens
- Gated Driveway



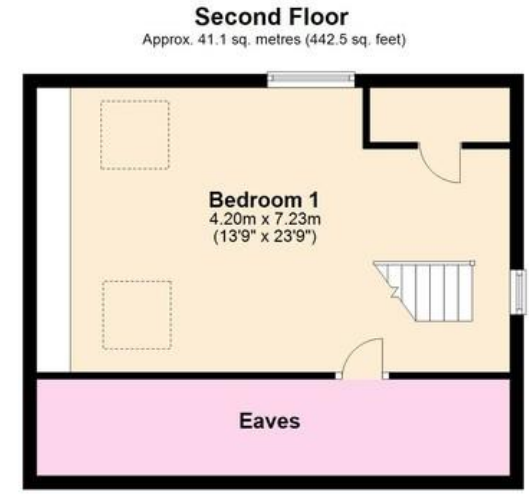
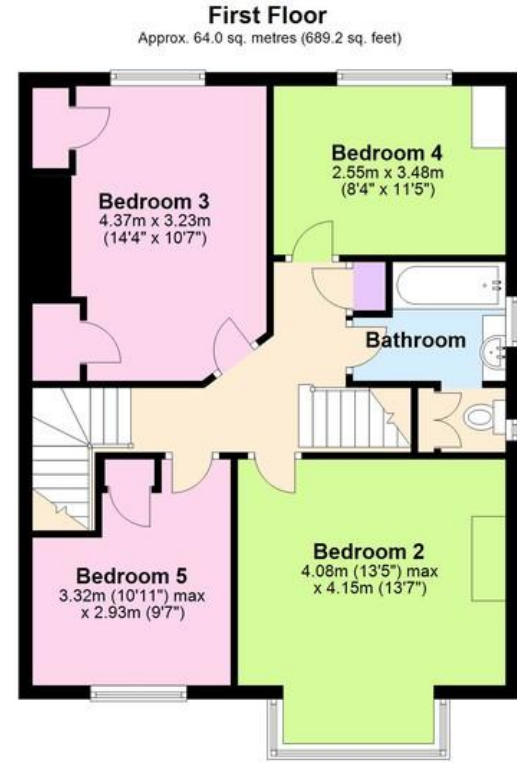
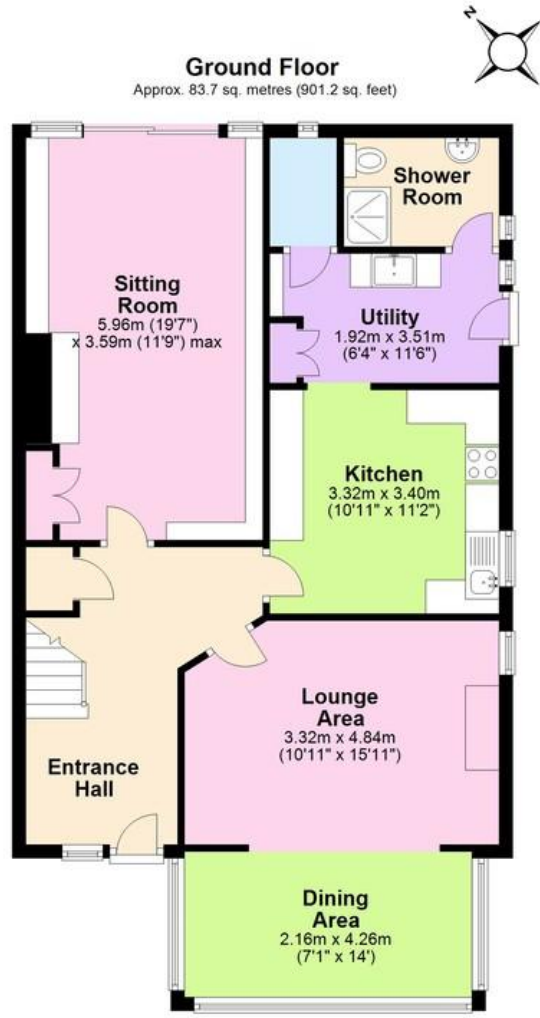


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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.





Total area: approx. 188.9 sq. metres (2032.9 sq. feet)
 These drawings are for representational purposes only. Drawn by Brian Blunden.
 Plan produced using PlanUp.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		