



28 Burcott Road, Purley

Offers Over £850,000

ShineRocks
PROPERTY AGENTS

28 Burcott Road

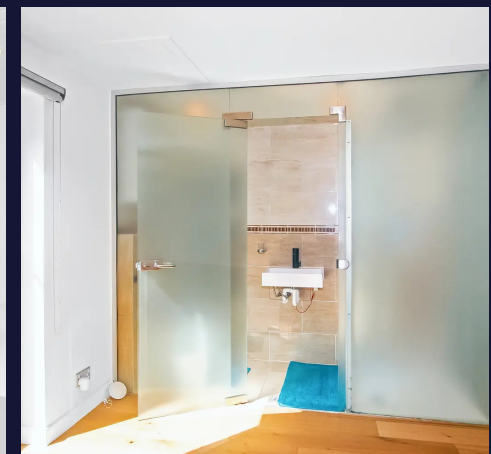
Purley, Purley

An extremely bright, open plan, four double bedroom, three bath/shower room, two reception room, detached family residence, with fully fitted modern kitchen breakfast room and separate 16'9 utility room/secondary kitchen. Situated on a level plot with large driveway, within 20 minutes walk of Purley town centre and railway station. Spacious entrance hall, WC, 21'8 x 17'1 living room with two sets of glass sliding doors to rear paved patio and BBQ area, open plan to dining area with further glass sliding doors to rear patio, fully fitted kitchen/breakfast room, door to 16'9 utility room/secondary kitchen with door back to entrance hall. Stairs to first floor landing, double aspect principal bedroom with Juliette balcony overlooking rear garden, fully enclosed with frosted glass en suite shower room, guest bedroom with en suite shower and wash basin, two further double bedrooms, family bathroom. Front driveway with off street parking for numerous cars. Rear garden with paved patio and brick/rendered BBQ area, leading to large level lawn.

Council Tax band: G

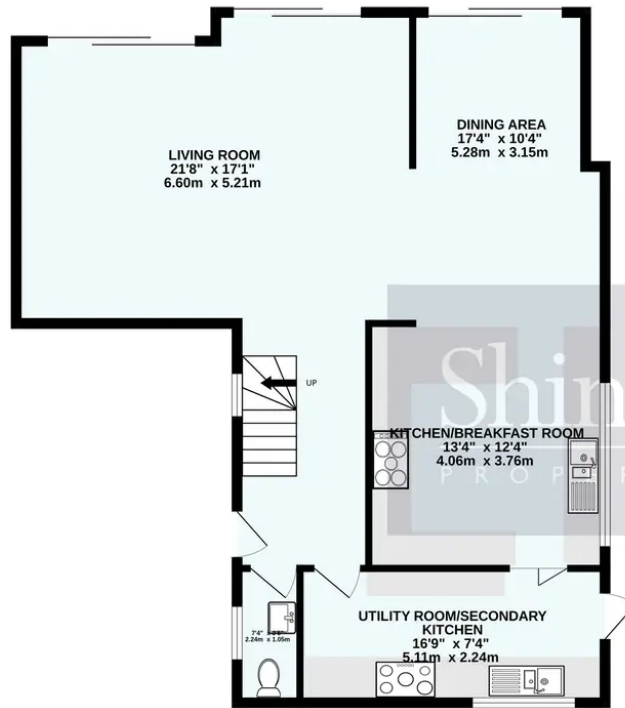
Tenure: Freehold

- FOUR DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- OPEN PLAN LIVING WITH TWO/THREE DISTINCT AREAS
- LEVEL PLOT WITH OFF STREET PARKING FOR NUMEROUS CARS
- WALKING DISTANCE OF BEAUMONT SCHOOL
- EASY REACH OF PURLEY TOWN CENTRE AND RAILWAY STATION
- COUNCIL TAX BAND G
- EPC - D
- TENURE FREEHOLD





GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
913 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 1852 sq.ft. (172.0 sq.m.) approx.
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ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.