



64 Smitham Downs Road,
Purley, CR8 4NF - Price £925,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

An opportunity to purchase this well presented and Impressive Detached Family Home in the sought after West side of Purley, Entrance Hall, Dining Room, Sitting Room, Four Bedrooms, Family Bathroom, separate WC, Separate Detached Office/Games room, large secluded Gardens, ample Off-Street Parking.

Smitham Downs Road runs between Smitham Bottom Lane and the Brighton Road, 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 Railway Stations, Purley offers a wide selection of Schools for all ages including Woodcote School only a short walk away.

- Imposing Detached Family Home
- Excellent Fitted Kitchen/Breakfast Room
- Spacious Reception Rooms
- Four Bedrooms
- Character Features
- Gas Central Heating
- Large Secluded Gardens
- Separate Detached Office/Games Room
- Etc
- Ample Off Street Parking
- Viewing Highly Recommended



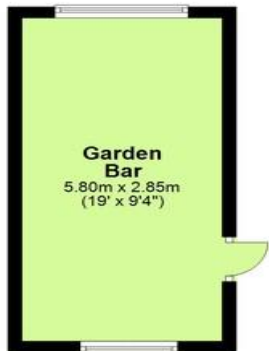


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

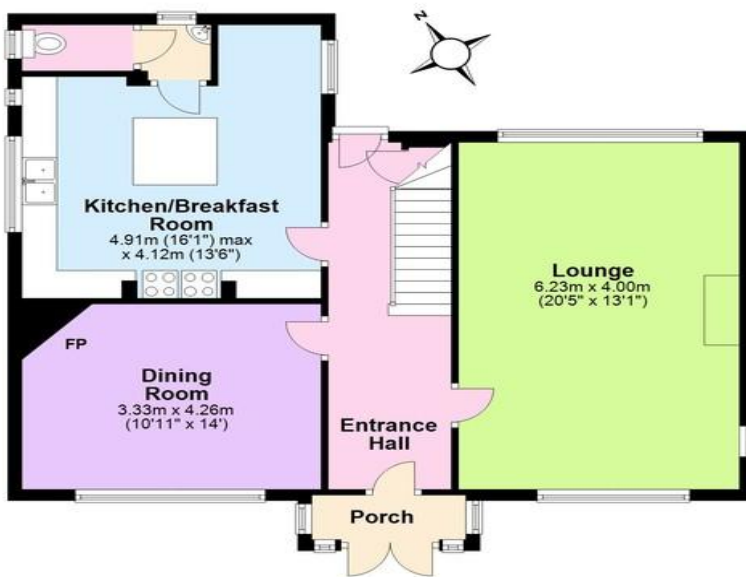
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property 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.





Ground Floor
Approx. 91.1 sq. metres (980.8 sq. feet)



First Floor
Approx. 64.5 sq. metres (694.3 sq. feet)

Total area: approx. 155.6 sq. metres (1675.1 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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

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