



20^A

20 Beaumont Road,
Purley, CR8 2EG - Price £250,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

This maisonette makes up part of a period semi and is situated in Purley, with a great location for commuting and easy access into central London from Purley mainline station, also nearby to the M25. This home is on the first floor and has its own private entrance area. The property has a well-lit lounge with a large bay window, two bedrooms, a kitchen and bathroom. This property would benefit from modernisation.

- Great Location for Commuting
- Maisonette
- Lounge
- Two Bedrooms
- Own Private Entrance
- Situated On First Floor
- Opportunity To Modernise
- Chain Free
- Period Property
- Cul De Sac Location





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

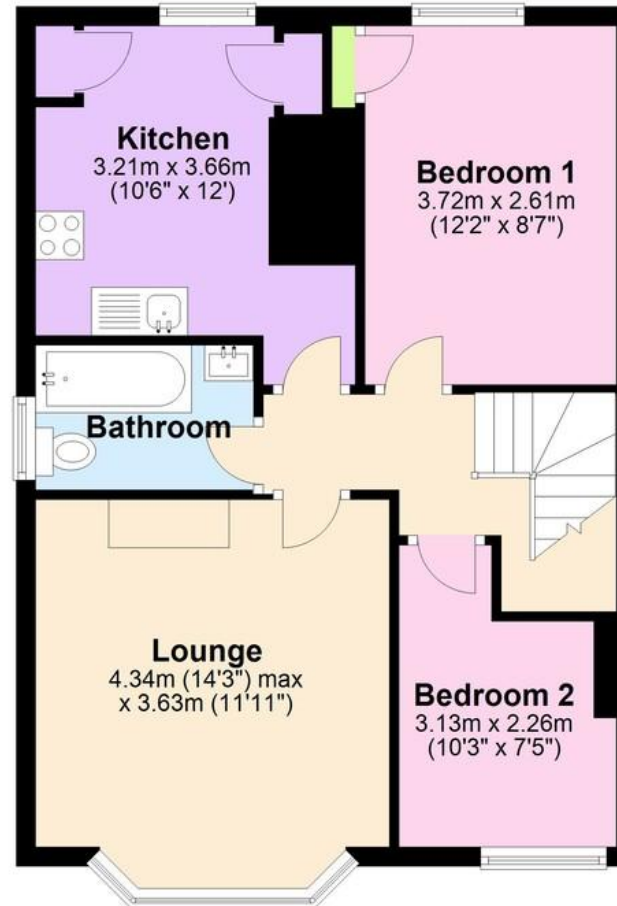
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property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



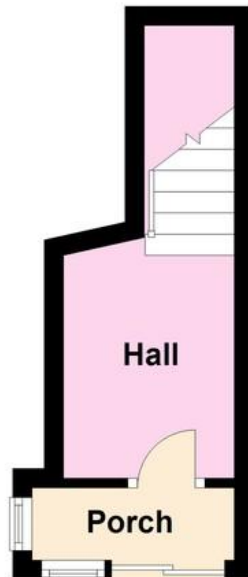
First Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



Ground Floor

Approx. 8.2 sq. metres (87.8 sq. feet)



Total area: approx. 61.3 sq. metres (659.3 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**

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk

%epcGraph_c_1_167%