



Price
£485,000

Freehold

3x  1x  2x 

**Godstone Road, Purley,
Surrey, CR8**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Larger than average end of terrace home
- Parking to the rear for 3 cars
- Extended kitchen with downstairs cloakroom
- Landscaped garden with hot tub, bar area and BBQ pit
- Ideal location for Purley town centre and excellent schools

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Dining Area: 24'6 x 13'8 (7.47m x 4.17m)

Kitchen/Breakfast Room: 16'7 x 11'1 (5.06m x 3.38m)

Conservatory

Cloakroom: 5'9 x 3'1 (1.75m x 0.94m)

FIRST FLOOR

Landing

Bedroom 1: 14'7 x 10'5 (4.45m x 3.18m)

Bedroom 2: 10'6 x 9'3 (3.20m x 2.82m)

Bedroom 3: 8'2 x 6'9 (2.49m x 2.06m)

Bathroom

OUTSIDE

Front Garden

Rear Garden

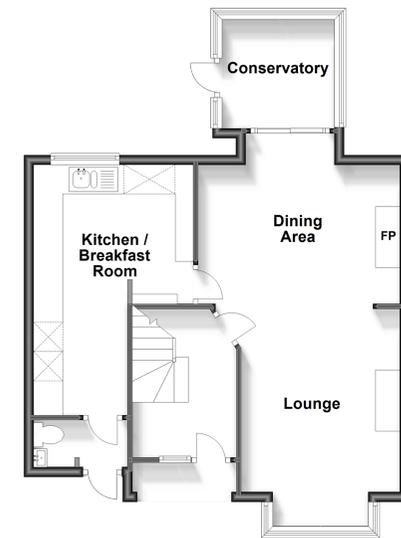
Off Street Parking to Rear

Hot Tub, Bar & BBQ Area

Call Purley - 020 8660 8882 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

Ground Floor
Approx. 55.7 sq. metres (599.3 sq. feet)



First Floor
Approx. 38.2 sq. metres (411.4 sq. feet)

