



Guide Price
£575,000

Freehold

3x  1x  2x 

**Downs Court Road,
Purley, Surrey, CR8**

OVER 60?

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

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Accommodation

Ground Floor

Approx. 77.7 sq. metres (836.4 sq. feet)



GROUND FLOOR

Porch

Entrance Hall

Lounge: 16'2 x 14'4 (4.93m x 4.37m)

Dining Room: 14'9 x 14'6 (4.50m x 4.42m)

Kitchen/Utility: 19'3 x 9'8 (5.87m x 2.95m)

Cloakroom

Family Room/Bedroom 4: 13'2 x 7'2 (4.02m x 2.19m)

FIRST FLOOR

Landing

Bedroom 1: 14'6 x 13'7 (4.42m x 4.14m)

Bedroom 2: 13'8 x 12'9 (4.17m x 3.89m)

Bedroom 3: 8'7 x 8'1 (2.62m x 2.47m)

Bathroom

Separate Toilet

First Floor

Approx. 57.1 sq. metres (614.5 sq. feet)



OUTSIDE

Front Garden

Rear Garden

Driveway

Outside Store: 8'8 x 8'3 (2.64m x 2.52m)



Main features

- Larger than average semi-detached home
- Side extension adding a bonus bedroom/study & cloakroom
- Great size rooms throughout with utility & separate store room with power outside
- Extensive garden with garage to rear and potential to extend STPP
- Sought after area of Purley, ideal for schools and Purley & Riddlesdown stations

Nearest Schools

Primary Schools: Harris Primary 0.4 miles, Beaumont Primary 0.7 miles, Christ Church CofE Primary (Purley) 0.7 miles
Secondary Schools: Thomas More Catholic School 0.9 miles, Riddlesdown Collegiate 0.9 miles, Tudor Lodge School 1.2 miles

Transport Information

Train Stations: Riddlesdown 0.3 miles, Purley 0.4 miles, Kenley 0.6 miles

Address

Downs Court Road, Purley, Surrey, CR8

Directions

For directions to this property please contact us.



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



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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