



**OVER 60?**

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

**Price**

**£400,000**

**Freehold**

2x  1x  1x 

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

**cubitt&west**  
Helping you move forwards



## Main features

- Refurbished detached period home
- Upstairs bathroom, downstairs cloakroom
- Close proximity to Kenley station and local shops
- Walking distance to highly regarded schools for all ages
- Good size rear garden
- No onward chain

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 12'3 x 12'1 (3.74m x 3.69m)

Dining Area: 12'0 x 10'0 (3.66m x 3.05m)

Kitchen/Breakfast Area: 14'0 x 12'8 (4.27m x 3.86m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 12'3 x 10'6 (3.74m x 3.20m)

Bedroom 2: 12'0 x 9'9 (3.66m x 2.97m)

Bathroom: 9'1 x 5'9 (2.77m x 1.75m)

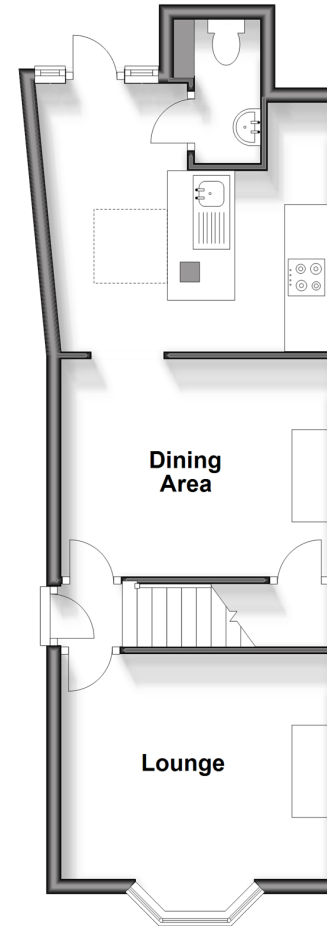
### OUTSIDE

Front Garden

Rear Garden

### Ground Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



### First Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



**Call Purley - 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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.



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