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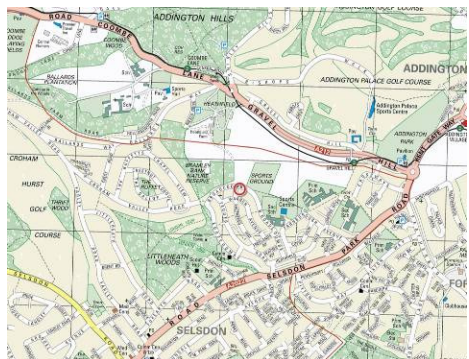
Estate Agents

LAND DEPARTMENT
936 Brighton Road, Purley CR8 2LP

Broadcoombe, CR2

£250,000 FH

Offered for immediate chain free sale with the benefit of planning permission to build a brand new house next door is this three bedroom semi-detached family home that has been partly refurbished and just needs the finishing touches. For further information please contact us as soon as possible.



020 8668 2222

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STREETS AHEAD for themselves and for the vendors or lessors of this properties whose agents they are, give notice that i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; ii) no person in the employment of STREETS AHEAD has any authority to make or give any representation or warranty whatsoever in relation to this property.

ENTRANCE:	Enclosed porch, front door opening to:-
HALLWAY:	Staircase to first floor with under stairs storage, power points, radiator, doors to:-
RECEPTION: 13' 0 x 12' 9 (3.96m x 3.89m)	Double glazed window to rear, feature fireplace with ornate gas grate, dado rail, radiator, power points.
KITCHEN: 10' 2 x 9' 5 (3.10m x 2.87m)	A full range of fitted wall and base units, single drainer sink with mixer tap, space for cooker with extractor hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, central heating boiler (not tested), radiator, door to side, archway to:-
DINING ROOM: 10' 2 x 9' 2 (3.10m x 2.79m)	Sliding doors to garden, radiator, power points, coving.
UTILITY ROOM:	
SHOWER ROOM:	
SEPARATE WC:	
LANDING:	Double glazed window to front, airing cupboard, doors to:-
BEDROOM 1: 11' 8 x 10' 5 (3.56m x 3.18m)	Double glazed window to rear, radiator, power points.
BEDROOM 2: 10' 6 x 9' 6 (3.20m x 2.90m)	Double glazed window to rear, radiator, power points, fitted wardrobes.
BEDROOM 3: 8' 4 x 8' 2 (2.54m x 2.49m)	Double glazed window to front, fitted wardrobes, radiator, power points.
BATHROOM:	Comprising of panel bath with mixer tap and shower attachment, low level WC, wash hand basin, radiator, double glazed window to side.
GARDEN:	Lawn.
PARKING	Off street parking to the front.