



Burcott Road

Guide-Price: £650,000 - £675,000

Occupying a favoured position on one of Purley's highly-sought-after roads this contemporary, four-bedroom, detached property is perfect for anyone who wants to enjoy modern living and benefits from an ideal location just a short walk from Reedham Railway Station and an "Outstanding" primary-school.

The interior has been remodelled with a contemporary flair and includes features such as multi-aspect rooms, floor-to-ceiling windows and a convenient layout. The ground-floor features a spacious triple-aspect kitchen/lounge with integrated appliances, two good-size bedrooms and a contemporary bathroom with walk-in shower. The lower-ground floor features a master bedroom with walk-in wardrobe and modern en-suite shower room in addition to a fourth good-size bedroom.

The rear garden is mostly decked with a feature cherry blossom tree, making it an ideal location for entertaining guests, accessed via multiple ways including back door through the open-plan lounge and the rear bedroom, as well as via external side access.

One of the most appealing features of the local area is the schools. Beaumont Primary School is located within close proximity and was rated as "outstanding" in 2017.

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Burcott Road

Kitchen/Lounge

Triple-aspect, wall & base level units with work surface area, under-mount copper Smeg sink with copper mixer tap, tiled splash-back, integrated oven with four-ring electric hob, integrated fridge-freezer, integrated dishwasher, wood-flooring, double-glazed glass-panel sliding door, two-casement window, feature fitted bookcase, two radiators, five floor-to-ceiling windows, glass-panel front door and stairs descending to lower-ground-floor.



Bathroom

Panel-enclosed bath, waterfall shower with hose attachment, skylight, tiled floor, heated chrome towel rail, wash basin with mixer tap, fitted double-sided mirrored bathroom cabinet, low-level W.C with dual-flush, partially-tiled walls and down-lights.



Passage

Radiator, single-casement window and glass-panel door to rear garden.



Bedroom Two

Radiator, fitted wardrobe and glass-panel sliding door to rear garden.



Bedroom Three

Dual-aspect, single-casement frosted-effect window, radiator and two floor-to-ceiling windows.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Lower-Ground Floor Hallway

Two radiators, and cupboard housing hot water cylinder with space for washer/dryer.

Bedroom Four

Single-casement double-glazed window, radiator and cupboard housing boiler.

Master Bedroom

Radiator, two-casement double-glazed window and walk-in wardrobe with down-lights.

Ensuite Shower Room

Heated chrome towel rail, vanity unit incorporating wash-hand basin with mixer tap, partially-tiled walls to splash-back, low-level W.C with dual-flush, shower enclosure with waterfall shower & hose attachment, extractor fan and tiled floor.

Rear Garden

The rear garden is mostly decked with a feature cherry blossom tree, making it an ideal location for entertaining guests, accessed via multiple ways including back door through the open-plan lounge and the rear bedroom, as well as via external side access.

Front Garden

The front garden features a range of mature plants & shrubs in addition to off-street parking and an EV charging point.



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LOWER GROUND-FLOOR
463 sq.ft. (43.0 sq.m.) approx.

GROUND-FLOOR
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA: 1323sq.ft. (122.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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