



3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Whitefield Avenue | Purley | CR8 4BP

**Guide price £425,000**

LOFT

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4BP  
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- Chain free semi-detached home with a garage that requires complete refurbishment
- An abundance of potential including space to extend to the rear, up in the loft and adding a driveway (STPP)
- Great layout, with two reception rooms and a separate kitchen on the ground floor
- Two doubles and a single bedroom on the first floor, with a bathroom and separate W/C
- Ideally located for great primary schools including Beaumont Primary School
- Just a short stroll to the shops and stunning green spaces within walking distance too, including Kenley Aerodrome
- Great bus links and Reedham station just over a mile away



If you are looking for a project or a blank canvas to make into the perfect family home, look no further. Chain free and just outside the hustle and bustle, on the borders of Purley/Kenley but great amenities, transport links and schools within walking distance



## Ground Floor

### Hallway

### Reception Room

15'0 x 12'4 (4.57m x 3.76m)

### Reception Room

13'2 x 11'5 (4.01m x 3.48m)

### Kitchen

12'8 x 6'8 (3.86m x 2.03m)

## First Floor

### Bedroom 1

15'6 x 11'7 (4.72m x 3.53m)

### Bedroom 2

13'1 x 11'5 (3.99m x 3.48m)

### Bedroom 3

7'4 x 6'8 (2.24m x 2.03m)

### Bathroom

### Separate W/C

### Outside

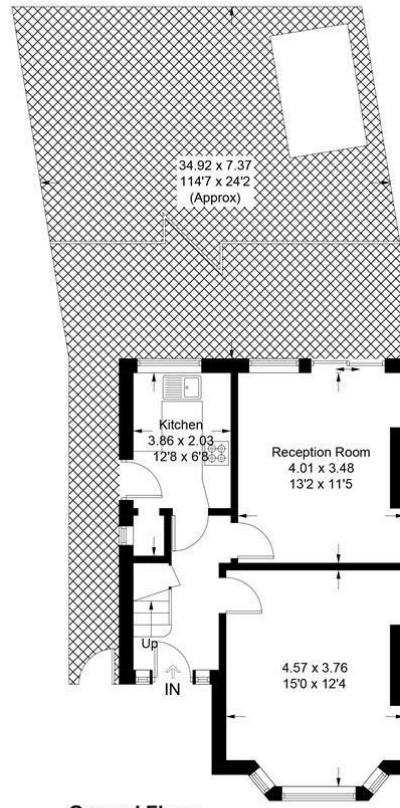
### Front Garden

### Rear Garden with side access

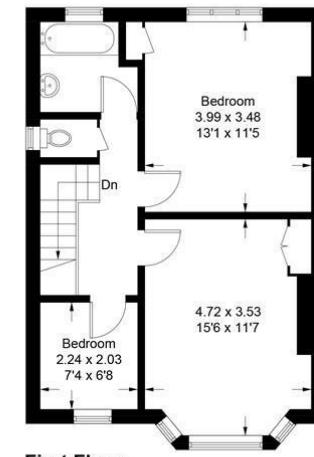


## Whitefield Avenue , CR8

Approximate Gross Internal Area = 92.2 sq m / 992 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1156382)

EPC Rating: F

23a High Street  
Purley  
Surrey  
CR8 2AF  
0208 660 8070  
hello@loft-  
estates.co.uk