



2 Bedrooms | 1 Bathroom | 1 Reception Room

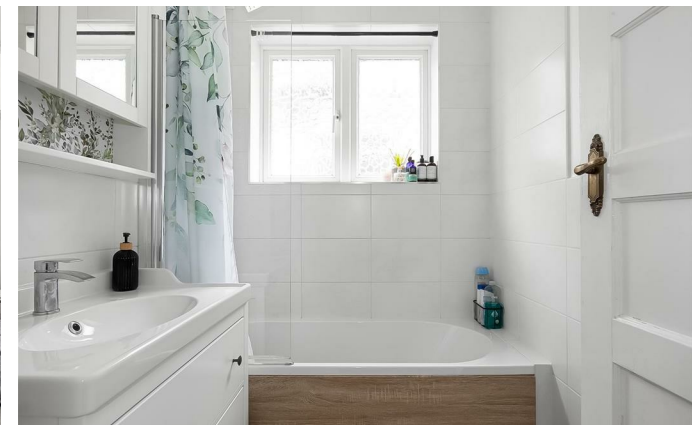
Montpelier Road | Purley | CR8 2QB

Guide price £425,000

LOFT

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2QB
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- Beautifully presented semi-detached bungalow
- Extensive front garden with steps to access and landscaped rear garden with patio area
- Garage with rear access
- Well presented kitchen and recently updated bathroom
- Two double bedrooms
- Great size loft with space to add another two bedrooms and bathroom (STPP)
- Ideally located for great schools and Purley town centre and station only 0.7 miles away



A lovely home, on the outskirts of town with all amenities on your doorstep! Ready to move straight into but plenty of scope to grow and make into your own, by extending to the rear or up into the loft (STPP)!



Ground Floor

Hallway

Reception Room

13'0 x 11'6 (3.96m x 3.51m)

Kitchen

10'0 x 9'2 (3.05m x 2.79m)

Bathroom

Separate W/C

Bedroom 1

13'5 x 9'5 (4.09m x 2.87m)

Bedroom 2

11'9 x 9'1 (3.58m x 2.77m)

Outside

Front Garden

29 x 95'2 (8.84m x 29.01m)

Rear Garden

Garage

14'9 x 8'6 (4.50m x 2.59m)



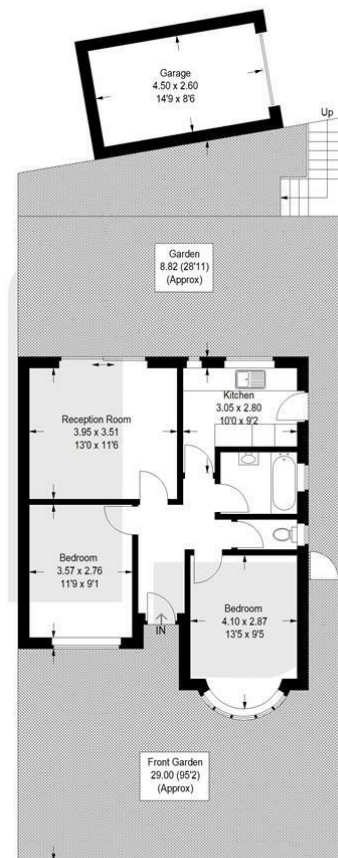
Montpelier Road, CR8

Approximate Gross Internal Area

55.6 sq m / 598 sq ft

Garage = 11.9 sq m / 128 sq ft

Total = 67.5 sq m / 726 sq ft



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. (ID:1183297)

EPC Rating: D

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