



2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Smitham Bottom Lane | Purley | CR8 3DA

Guide price £375,000

LOFT

Smitham Bottom Lane |
Purley | CR8 3DA
Guide price £375,000

- Beautifully presented first floor apartment with over 800+sqft of accommodation
- Large private balcony
- Allocated parking
- Modern, open-plan kitchen/reception room with bi-fold doors
- Two double bedrooms and luxurious bathroom
- Built just 4 years ago, benefitting from 6 years NHBC warranty
- Ideal location, with great bus links and a stroll to Purley and Coulsdon train stations

First Floor

Hallway

Kitchen/Reception Room

26'6 x 12'7 (8.08m x 3.84m)

Bedroom 1

17'4 x 8'9 (5.28m x 2.67m)

Bathroom

Bedroom 2

13'6 x 11'3 (4.11m x 3.43m)

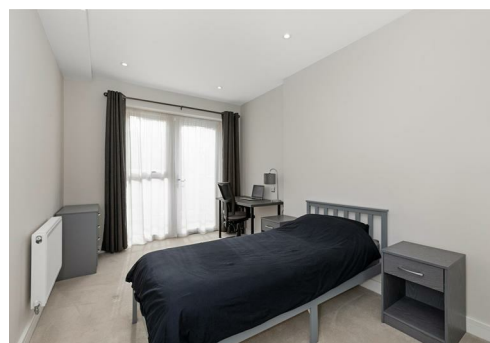
Outside

Balcony

23'5 x 4'9 (7.14m x 1.45m)

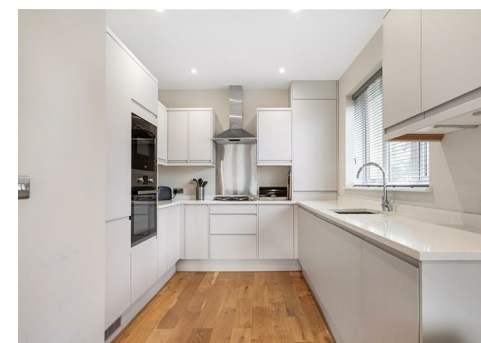
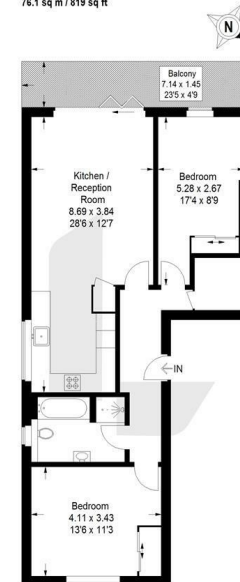
Allocated Parking

Communal Gardens



Harrylock Court, CR8

Approximate Gross Internal Area
76.1 sq m / 819 sq ft



EPC Rating: B

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