

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Smitham Bottom Lane | Purley | CR8 3DA

Guide price £950,000

LOFT

Smitham Bottom Lane | Purley |
CR8 3DA
Guide price £950,000

- Chain free, substantial detached home with a gated driveway for multiple cars
- Flexible accommodation, with three reception rooms including lounge, dining room and study
- Sun room, offering panoramic views of the garden
- Vast, level rear garden with patio and lawn
- Welcoming hallway, downstairs WC and utility room
- Five good size bedrooms, with two benefitting from good-sized en-suites
- Ready to move into but plenty of scope to put your own stamp on
- Electric garage with UV car charger and solar panels to roof
- Ideally situated on the Purley and Coulsdon borders, with access to great transport links and schools







Over 2400 sq. ft. of accommodation, with space for the whole family! Ideal location for all the amenities and ready to move straight in.











Ground Floor

Porch

Hallway

Study

9'9 x 8'7 (2.97m x 2.62m)

Reception Room

19'9 x 12'5 (6.02m x 3.78m)

Sunroom

13'5 x 12'3 (4.09m x 3.73m)

Dining Room

13'3 x 10'0 (4.04m x 3.05m)

Kitchen

17'0 x 9'8 (5.18m x 2.95m)

Utility Room

9'0 x 5'9 (2.74m x 1.75m)

Downstairs WC

First Floor

Landing

Bedroom 1

14'8 x 12'3 (4.47m x 3.73m)

En-suite

Bedroom 2

13'8 x 10'6 (4.17m x 3.20m)

En-suite

Bedroom 3

13'9 x 9'5 (4.19m x 2.87m)

Bedroom 4

11'3 x 8'2 (3.43m x 2.49m)

Bedroom 5

10'1 x 8'2 (3.07m x 2.49m)

Bathroom

Outside

Driveway

Rear Garden

Garage

17'9 x 16'3 (5.41m x 4.95m)

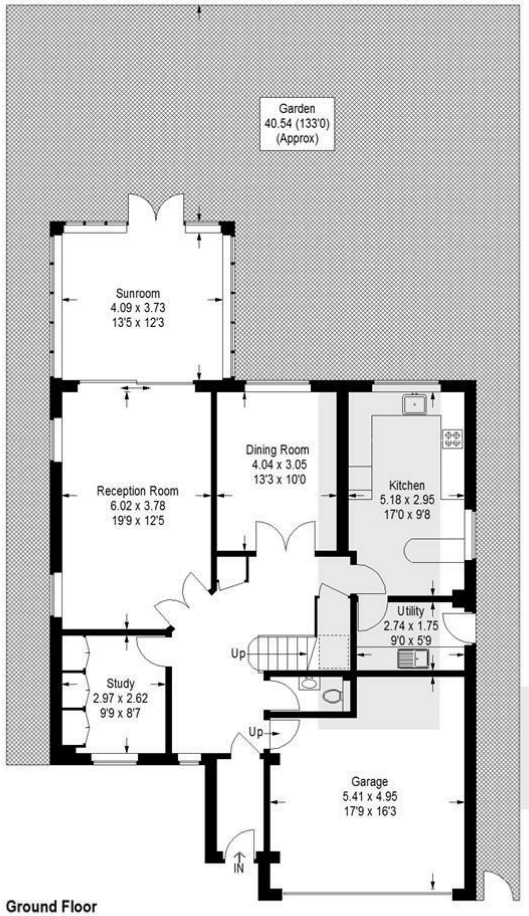




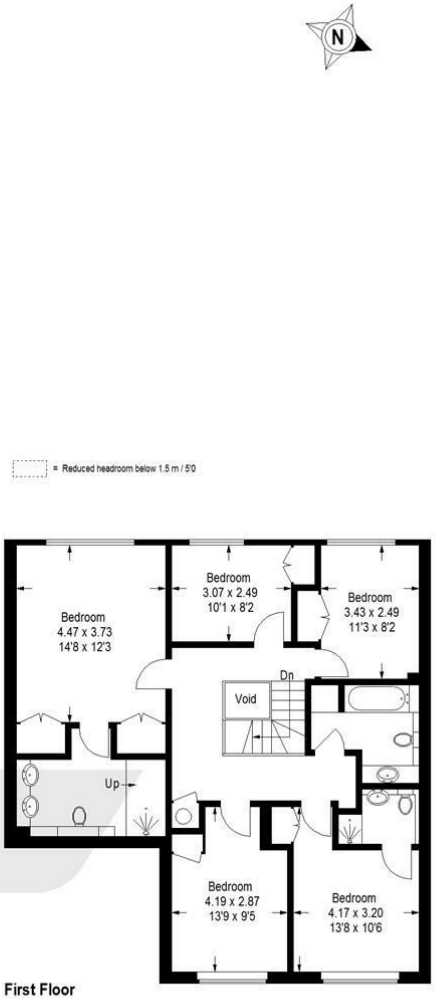


Smitham Bottom Lane, CR8

Approximate Gross Internal Area
(Including Garage / Excluding Void)
229.0 sq m / 2465 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. (ID1247833)

EPC Rating: C

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