



3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Elm Road | Purley | CR8 2DR

Guide price £525,000

LOFT

Elm Road | Purley | CR8 2DR
Guide price £525,000

- Beautifully presented end of terrace family home
- Private rear driveway for two vehicles
- Lovingly modernised throughout retaining original features including hard flooring and bay windows
- Raised garden beds, outdoor lighting and multiple seating areas, creating a perfect outdoor area to relax
- High quality finish and attention to detail throughout
- Flexible accommodation to the ground floor, with the two reception rooms flowing to the stunning kitchen with bi-fold doors
- Three great size bedrooms and bathroom on the first floor
- Excellent location, within 10 minutes walk to Purley Train station and bus routes
- Local amenities and good schools nearby



A renovated home that blends character and charm with modern features, seamlessly. With rarely seen private parking available and a short walk to Purley train station!



Ground Floor

Hallway

Reception Room

13'11 x 10'5 (4.24m x 3.18m)

Dining Room

11'0 x 10'10 (3.35m x 3.30m)

Kitchen

15'1 x 9'2 (4.60m x 2.79m)

First Floor

Landing

Bedroom 1

13'10 x 11'0 (4.22m x 3.35m)

Bedroom 2

12'1 x 8'7 (3.68m x 2.62m)

Bathroom

Bedroom 3

9'9 x 9'4 (2.97m x 2.84m)

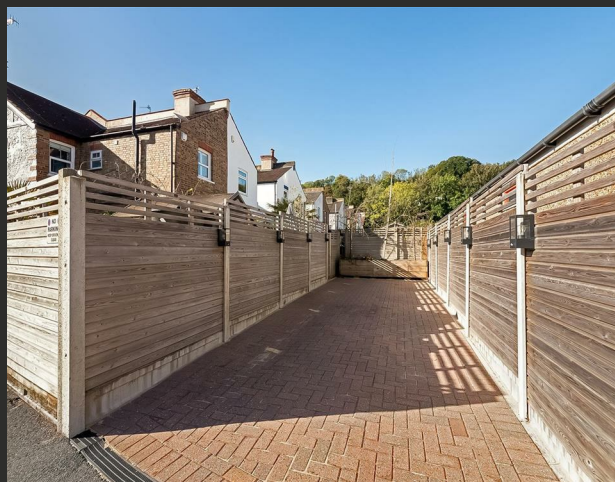
Outside

Front Garden

Rear Garden

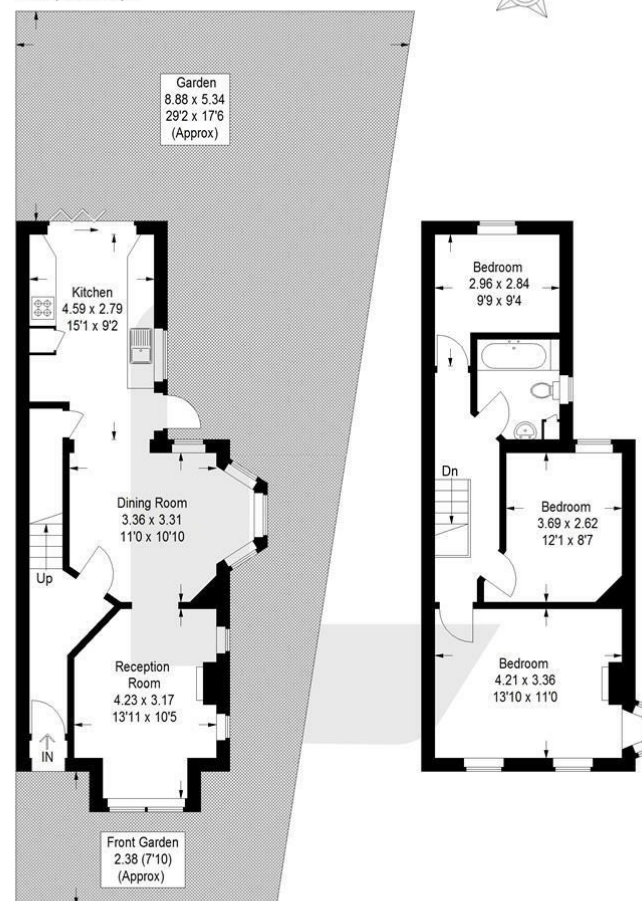
29'2 x 17'6 (8.89m x 5.33m)

Parking To The Rear



Elm Road, CR8

Approximate Gross Internal Area
88.4 sq m / 952 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. (ID1239228)

EPC Rating: D

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