



3 Bedrooms | 1 Bathroom | 1 Reception Room

Old Lodge Lane | Purley | CR8 4AP

**Guide price £425,000**

**LOFT**

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- \*\*SALE BY INFORMAL TENDER, OFFERS TO BE RECEIVED BY 30th MARCH 2026\*\*
- Spacious kitchen with plenty of room for dining too
- Vast reception room that is flooded with light from both sides of the room
- Conservatory with panoramic views of the garden that backs onto greenery and Coulsdon Manor Golf Club
- Three good-size bedrooms and separate bathroom
- Plenty of scope to put your own stamp on and improve throughout
- Ideal plot for extending (STPP)
- Bus links within walking distance and close proximity to great schools
- Accessible to Reedham and Purley train stations
- Substantial semi-detached home boasting over 1,260 sq. ft. of accommodation



What an opportunity!  
If you are looking for a  
home with light,  
space and location  
already on offer yet  
boasting potential to  
make completely your  
own, then look no  
further...



## Ground Floor

### Hallway

### Reception Room

25'5 x 12'0 (7.75m x 3.66m)

### Kitchen/Diner

18'4 x 13'2 (5.59m x 4.01m)

### Conservatory

11'7 x 9'9 (3.53m x 2.97m)

## First Floor

### Landing

### Bedroom

13'6 x 11'0 (4.11m x 3.35m)

### Bedroom

11'6 x 9'5 (3.51m x 2.87m)

### Bedroom

11'1 x 7'2 (3.38m x 2.18m)

### Bathroom

### Outside

### Driveway

### Garage

19'8 x 9'1 (5.99m x 2.77m)

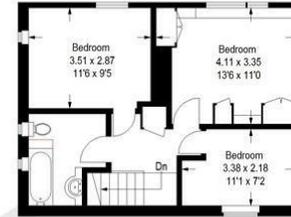
### Rear Garden

11177 x 37'8 (340.64m x 11.48m)

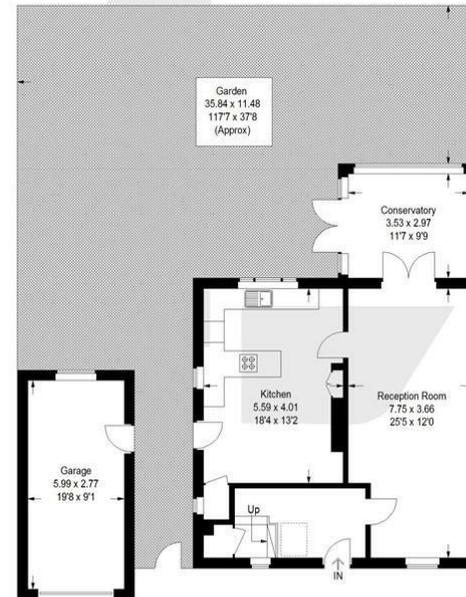


**Old Lodge Lane, CR8**

Approximate Gross Internal Area  
 117.8 sq m / 1268 sq ft  
 Garage = 17.2 sq m / 185 sq ft  
 Total = 135.0 sq m / 1453 sq ft



**First Floor**



**Ground Floor**

= Reduced headroom below 1.5 m / 5'0"

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. (ID1280271)

EPC Rating: D

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