



3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Christchurch Road | Purley | CR8 2BZ

Guide price £500,000

LOFT

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2BZ

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- Chain free mid-terraced family home with driveway
- Garage to the rear and level rear garden
- Two great size reception rooms filled with character including high ceilings and fire places
- Downstairs WC and separate kitchen
- Two double bedrooms with third currently used as walk in wardrobe
- Plenty of scope to extend either to the rear or into the loft (STPP)
- Stones throw from Purley town centre and 7 minutes walk from Purley station



The perfect family home,
situated in the centre of
town. Full of charm and
character and ready to be
transformed into the
home of your dreams
with all the space and
features on offer!



Ground Floor

Entrance Hall

Reception Room

13'11 x 11'11 (4.24m x 3.63m)

Dining Room

12'2 x 11'3 (3.71m x 3.43m)

Kitchen

10'3 x 6'4 (3.12m x 1.93m)

Downstairs WC

First Floor

Landing

Bedroom 1

14'0 x 12'0 (4.27m x 3.66m)

Bedroom 2

12'2 x 10'3 (3.71m x 3.12m)

Bedroom 3

9'5 x 6'4 (2.87m x 1.93m)

Bathroom

Separate WC

Outside

Driveway

Rear Garden

51'2 x 18'8 (15.60m x 5.69m)

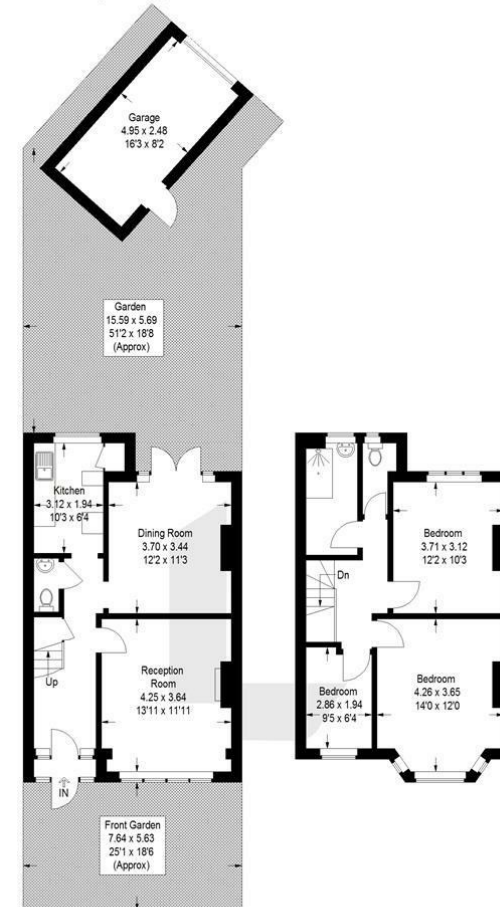
Garage

16'3 x 8'2 (4.95m x 2.49m)



Christchurch Road, CR8

Approximate Gross Internal Area
94.4 sq m / 1016 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 107.1 sq m / 1153 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. (ID1163903)

EPC Rating: C

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