



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)

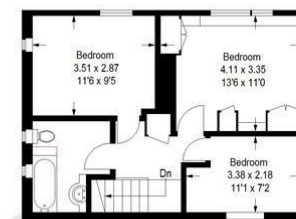
Rear Garden

111'7 x 37'8 (340.64m x 11.48m)

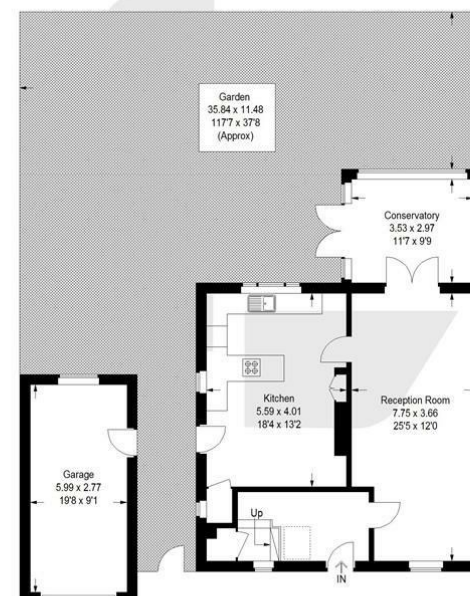


Old Lodge Lane, CR8

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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