



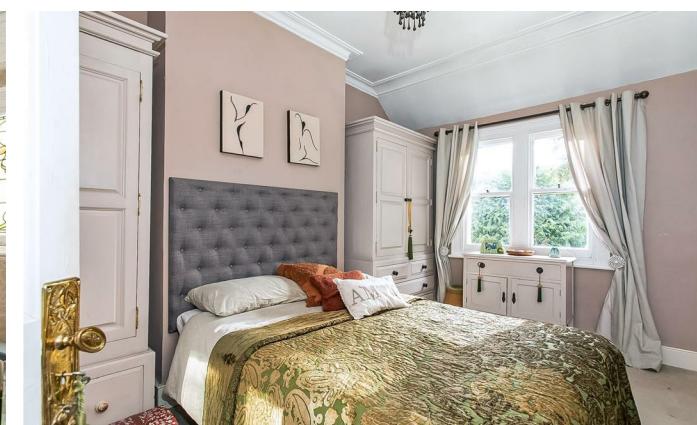
4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Godstone Road | Purley | CR8 2DD

LOFT

Godstone Road | Purley | CR8 2DD
Guide price £750,000

- A substantial, Victorian semi-detached home that is full of character
- Driveway from multiple cars and a large rear garden, that is full of personality
- Stained glass windows, picture rails, wooden floors, high ceilings and stunning feature fire places throughout
- Great size kitchen with a dining room and lounge separately
- Four good size bedrooms with larger than average, beautifully designed family bathroom
- Envious loft extension with en-suite and eaves storage
- Ideally situated minutes away from Purley town centre and station
- Great transport links and good primary and secondary schools surrounding



Where class and modern living meets Victorian character! If you are looking for space, light and location, this is the perfect family home.



Ground Floor

Hallway

Living Room

16'0 x 15'8 (4.88m x 4.78m)

Reception Room

12'10 x 11'9 (3.91m x 3.58m)

Kitchen

16'8 x 10'5 (5.08m x 3.18m)

Downstairs WC

Cellar

10'0 x 5'9 (3.05m x 1.75m)

First Floor

Landing

Bedroom

15'7 x 12'6 (4.75m x 3.81m)

En-suite

Bedroom

12'11 x 9'10 (3.94m x 3.00m)

Bedroom

12'10 x 9'11 (3.91m x 3.02m)

Bathroom

Second Floor

Bedroom

11'7 x 11'5 (3.53m x 3.48m)

En-suite

Outside

Driveway

Rear Garden

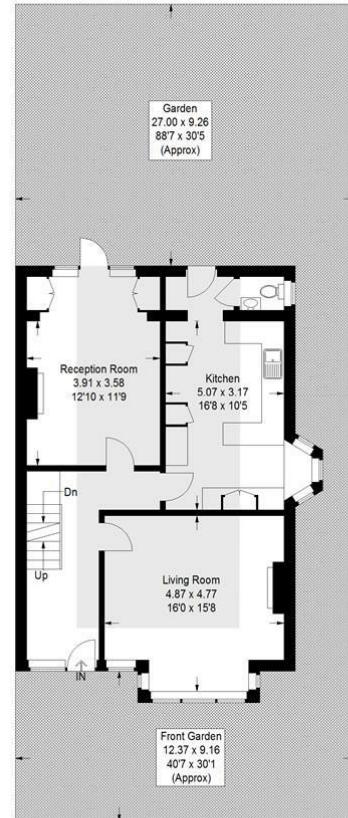
88'7 x 30'5 (27.00m x 9.27m)



EPC Rating: E

Godstone Road, CR8

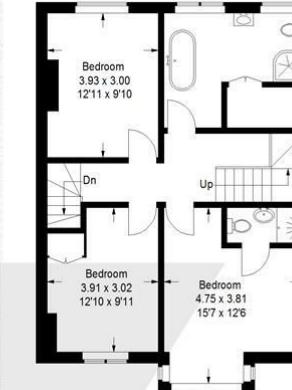
Approximate Gross Internal Area (Excluding Eaves)
169.3 sq m / 1822 sq ft



Ground Floor



Second 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. (ID1243158)

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