



2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Purley Vale | Purley | CR8 2DW

£380,000

LOFT

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- Chain free period 2 bedroom semi-detached cottage
- Well presented throughout the home
- High ceilings and original features
- Two double bedrooms and bonus loft room with stairs to access
- Downstairs bathroom and kitchen with space for dining
- Sought after location, a short walk to Purley train station and local amenities
- Large garage with rear access and power

Ground Floor

Hallway

Reception Room
14'0 x 10'8 (4.27m x 3.25m)

Bathroom

Kitchen
15'4 x 10'7 (4.67m x 3.23m)

First Floor

Bedroom
13'11 x 10'8 (4.24m x 3.25m)

Bedroom
10'4 x 8'2 (3.15m x 2.49m)

Second Floor

Loft Room
15'4 x 10'8 (4.67m x 3.25m)

Outside

Garden
41'2 x 15'0 (12.55m x 4.57m)

Garage
19'2 x 11'5 (5.84m x 3.48m)



Purley Vale, CR8
Approximate Gross Internal Area = 61.6 sq m / 663 sq ft
Loft = 15.0 sq m / 161 sq ft
Garage = 20.5 sq m / 221 sq ft
Total = 97.1 sq m / 1045 sq ft



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. (D1254307)



EPC Rating: D

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