



2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Purley Park Road | Purley | CR8 2BT

**Guide price £335,000**

LOFT

Purley Park Road |  
Purley | CR8 2BT  
Guide price £335,000

- Immaculately presented chain free, first floor period conversion
- Private entrance to the ground floor and exclusive loft space with potential to extend into (STPP)
- Share of Freehold
- Full of character throughout, including high ceilings and hard flooring
- Modern, open plan kitchen/reception room, perfect for socialising
- Two great size bedrooms with large bay windows
- Allocated parking space to the driveway

## Ground Floor

### Entrance

### First Floor

### Landing

### Kitchen/Reception Room

22'1 x 10'10 (6.73m x 3.30m)

### Bedroom 1

13'10 x 10'3 (4.22m x 3.12m)

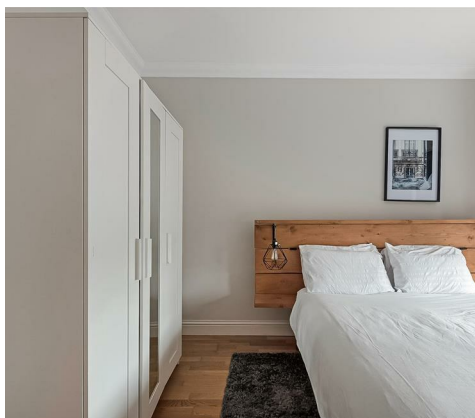
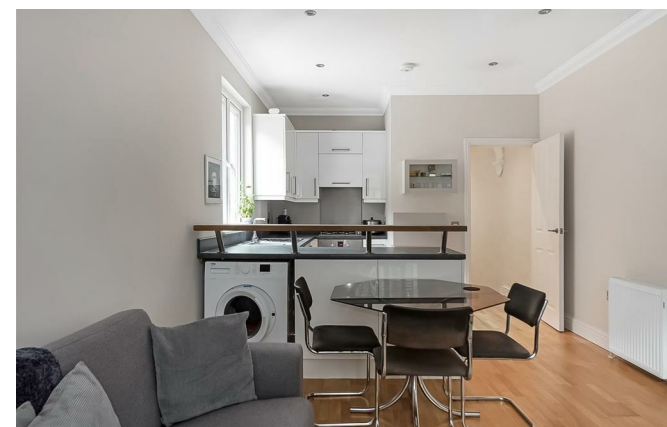
### Bedroom 2

12'9 x 10'5 (3.89m x 3.18m)

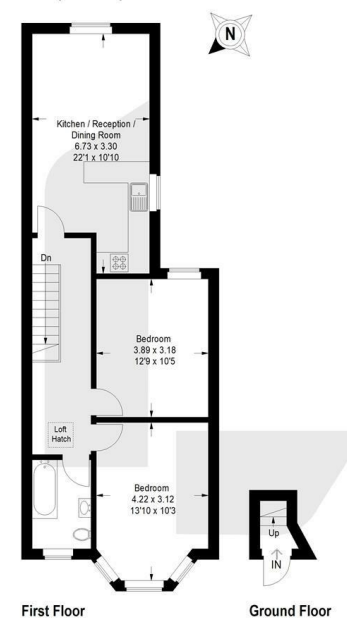
### Bathroom

### Outside

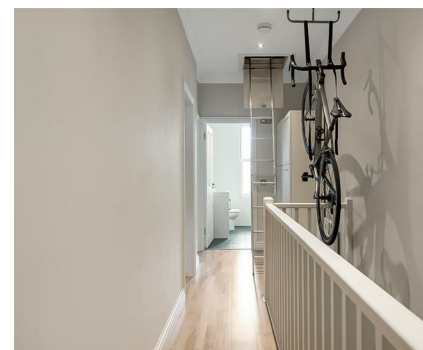
### Allocated Parking Space on Driveway



Purley Park Road, CR8  
Approximate Gross Internal Area  
63.5 sq m / 684 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. (ID:1233959)



EPC Rating: D

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