

# Butler's

thoughtful estate agency



Green Lane, Purley, CR8 3PJ  
£3,200 Per month

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# PROPERTY SUMMARY

Welcome to this stunning semi-detached house located on Green Lane in the charming area of Purley. This property boasts an impressive 3 reception rooms, perfect for entertaining guests or simply relaxing with the family. With 5 spacious bedrooms and 3 bathrooms, there is ample space for everyone in the household.

Spanning across 1,732 sq ft, this house offers a comfortable and inviting atmosphere. The modern kitchen is a highlight of the property, featuring an open plan layout and bifold doors that lead out to the garden. Imagine enjoying your morning coffee in the sunshine-filled kitchen or hosting a barbecue in the beautifully landscaped garden.

Another great feature of this property is the fully self contained annexe located on the ground floor, with its own Bathroom & Kitchen.

Convenience is key with a private driveway, ensuring you never have to worry about finding a spot after a long day. The property's location in Purley provides a peaceful retreat from the hustle and bustle of the city, while still being within easy reach of local amenities and transport links.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and comfort that this property has to offer.

The property is situated within easy access of Purley centre and station with trains to London Bridge and Victoria and the M23/M25 intersection is at Hooley for Gatwick and Heathrow airports. There are schools for children of all ages including John Fisher, Wallington High School for Girls and Laleham Lea all within walking distance. There is a choice of gyms, leisure and golf clubs with Purley Sports Club close by in The Ridge.





## Green Lane

Approximate Gross Internal Area = 159.8 sq m / 1720 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1093899)

**LOCAL AUTHORITY**  
Croydon

**DEPOSIT REQUIRED**  
£3,692

**PROPERTY AVAILABLE DATE**  
27th July 2024

**COUNCIL TAX BAND**  
F

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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