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ESTATE AGENTS



87 Old Lodge Lane, Purley, CR8 4DP

Asking price £450,000



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Marriott Vernon are delighted to present this characterful three double bedroom chalet bungalow with long 120' garden, garage to side and shared driveway, ideally situated in a popular residential location close to transport links, schools and amenities. The property would now benefit from a programme of modernisation and refurbishment, but offers bright and spacious accommodation with enormous charm and potential. Features include two well proportioned reception rooms opening onto the garden, older style kitchen and bathroom, attractive galleried landing area to the first floor, gas central heating and no onward chain.

Accommodation comprises a spacious entrance hall with stairs rising to the first floor, leading into two light and airy reception rooms each with direct access onto the garden. The separate kitchen comprises an older style range of units with work surfaces incorporating inset sink unit and further space for appliances. A generous double bedroom with front aspect bay, and a family bathroom with adjacent WC completes the ground floor accommodation. To the first floor, there are two further double bedrooms, accessed via an appealing galleried landing area.

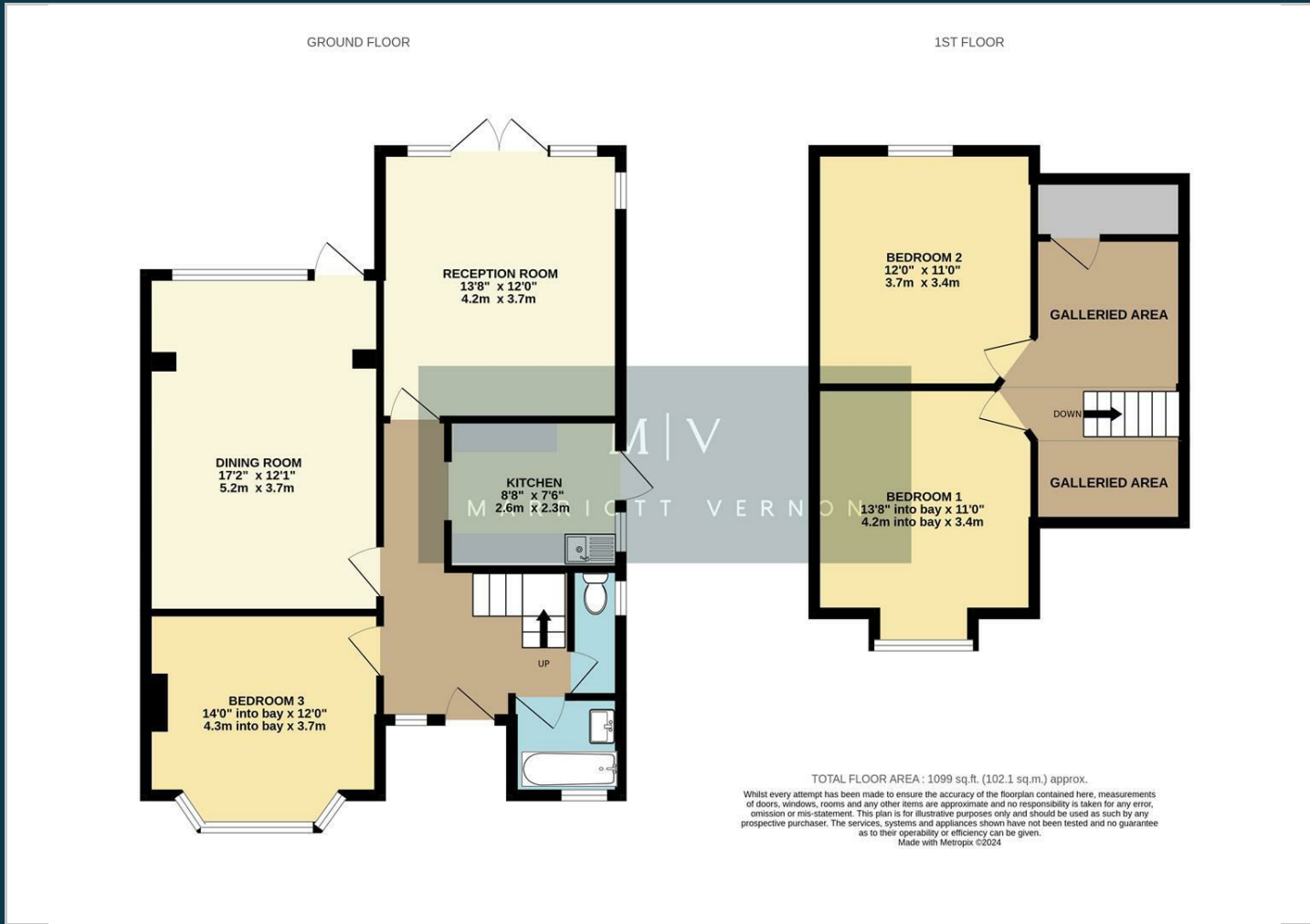
The property is conveniently located within a short distance of Reedham station providing good connections into Central London, and close to regular bus routes offering links to the surrounding area. Purley town centre is within easy reach with its array of shopping facilities, bars, cafes and restaurants. The area is also well served by beautiful open spaces and woodland, ideal for recreation, as well as excellent local schools including St Nicholas and Beaumont Primary. Purley features an excellent mainline station with fast and frequent services to Central London. The M25 and M23 are also situated locally offering excellent links to Gatwick and Heathrow.



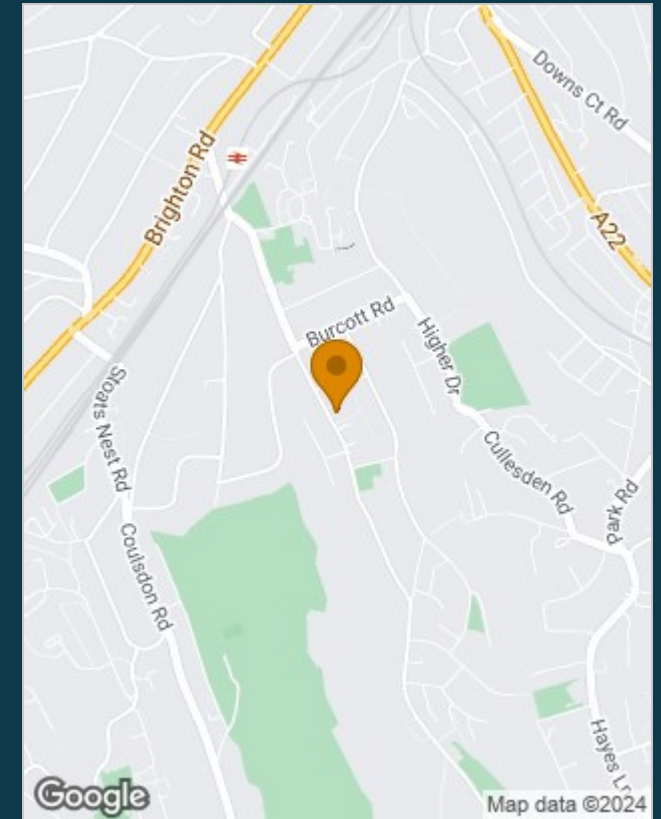




Floor Plans

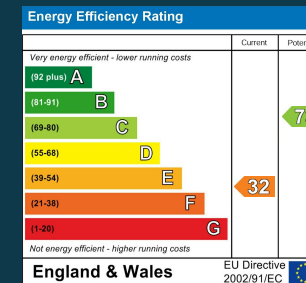


Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.