



4 Bedrooms | 1 Bathroom | 2 Reception Rooms

Lodge Hill | Purley | CR8 4AH

Guide price £650,000

LOFT

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- Substantial semi-detached home with driveway for multiple cars and separate garage
- Quiet Purley location, perfectly situated for great primary, secondary schools and transport links
- Extensive 125 ft, level rear garden*
- Excellent living space downstairs with two separate receptions and kitchen/diner
- Shower room off of bedroom one and family bathroom with separate W/C
- Bonus cellar room and flexible accommodation across three floors
- Plenty of scope to add your own stamp on throughout

*all sizes are approximate



Ideally situated, cosy home that has been lovingly looked after by the current owners. Nestled away in a quiet, leafy road, this is the perfect home for a growing family that wants all the amenities on their doorstep.



Ground Floor

Hallway

Dining Room

13'10 x 12'11 (4.22m x 3.94m)

Reception Room

23'6 x 13'10 (7.16m x 4.22m)

Kitchen/Breakfast Room

17'5 x 10'9 (5.31m x 3.28m)

Downstairs W/C

First Floor

Landing

Bedroom 1

14'1 x 12'10 (4.29m x 3.91m)

Bedroom 2

14'1 x 10'11 (4.29m x 3.33m)

Bathroom

Seperate W/C

Bedroom 3

8'4 x 8'1 (2.54m x 2.46m)

Second Floor

Bedroom 4

17'2 x 15'3 (5.23m x 4.65m)

Garage

18'9 x 7'1 (5.72m x 2.16m)

Cellar

14'0 x 6'7 (4.27m x 2.01m)



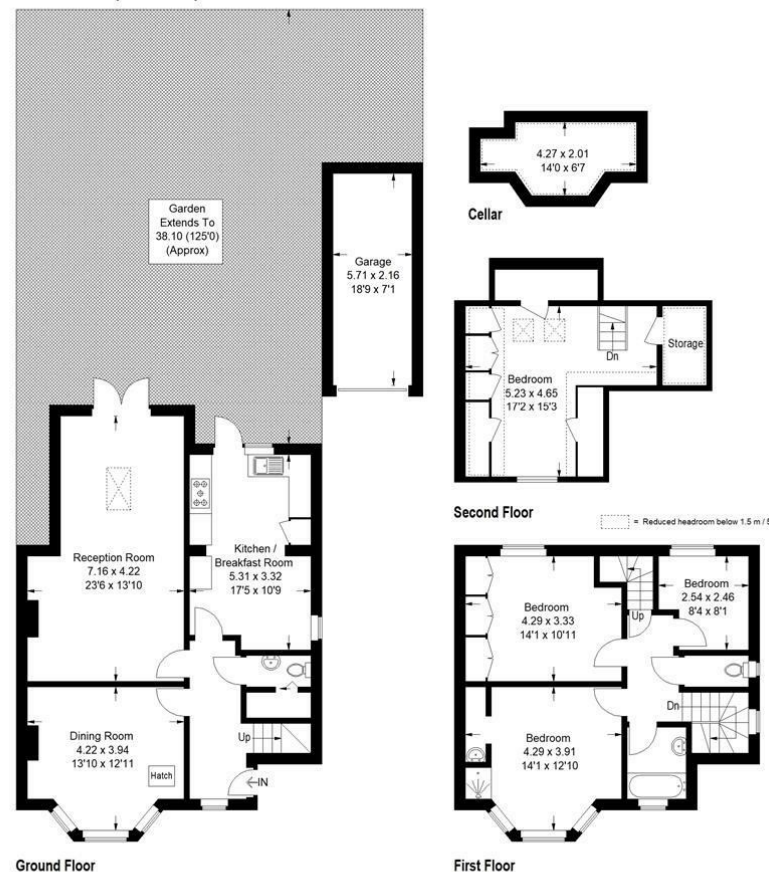
Lodge Hill, CR8

Approximate Gross Internal Area

156.7 sq m / 1687 sq ft

Garage = 12.6 sq m / 135 sq ft

Total = 169.3 sq m / 1822 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. (ID1075346)

EPC Rating: C

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