



4 Bedrooms | 1 Bathroom | 2 Reception Rooms

Foxley Gardens | Purley | CR8 2DQ

Guide price £490,000

LOFT

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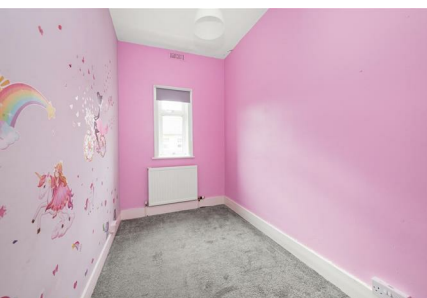
Period, chain free end of terrace home that has been extended, offering great space throughout and endless possibilities for your own stamp on. Downstairs the lounge/dining area is flooded with light and character, with bay windows and high ceilings. The spacious hallway leads through to a larger than average kitchen, with a downstairs W/C and utility area. The part of the garden is ideal for the whole family, including a covered seating area, perfect for soaking up the sunshine. The accommodation spans across 3 floors and the loft room on the top floor is a fabulous space that has plenty of scope to add an en-suite, too. Also benefitting from side access and on street parking space for one car, this is the perfect family home. Only 0.5 miles from Purley train station and minutes walk into the town centre.

over 1300 sq ft. across three floors

- Plenty of scope to modernise and put your own stamp on
- Character flows throughout with a good size lounge/diner
- Separate kitchen with W/C and utility area
- Loft room with space to add an en-suite
- Ideal location, tucked away from town but only 0.5 miles to Purley train station



Larger than average Victorian end of terrace home that boasts character throughout. The perfect space to transform into your forever home, a stones throw from town.



Ground Floor

Hallway

Lounge

12'8 x 11'8 (3.86m x 3.56m)

Dining Room

13'4 x 9'7 (4.06m x 2.92m)

Kitchen

14'9 x 8'9 (4.50m x 2.67m)

Downstairs W/C

Utility

9'0 x 7'4 (2.74m x 2.24m)

First Floor

Bedroom 2

13'3 x 10'3 (4.04m x 3.12m)

Bedroom 3

12'8 x 10'5 (3.86m x 3.18m)

Bedroom 4

9'7 x 5'9 (2.92m x 1.75m)

Bathroom

Second Floor

Bedroom 1

17'3 x 13'6 (5.26m x 4.11m)

Outside

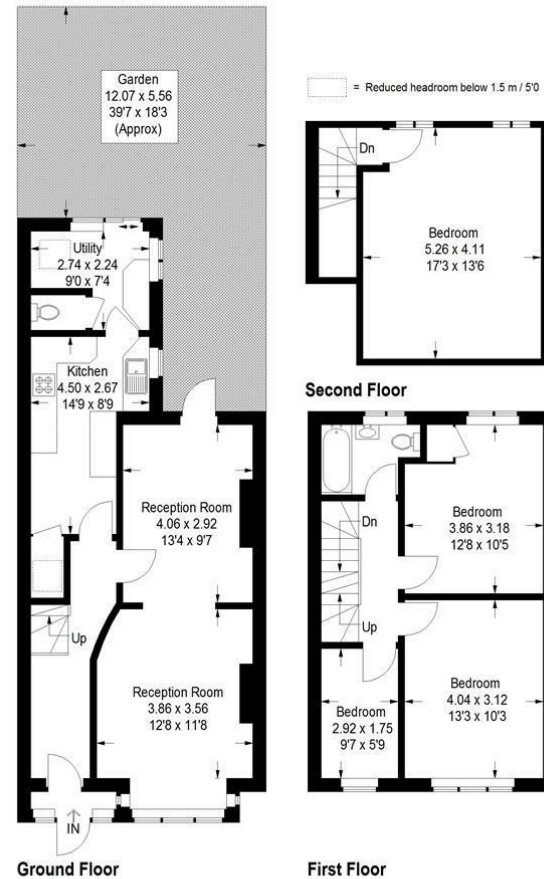
Off Road Parking

Garden



Foxley Gardens, CR8

Approximate Gross Internal Area
121.5 sq m / 1308 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. (ID1132078)

EPC Rating:

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