



4 Bedrooms | 1 Bathroom | 2 Reception Rooms

Brancaster Lane | Purley | CR8 1HE

**£750,000**

**LOFT**



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- Detached family home with garage and driveway that features an EV charging point
- Set on a level plot in a sought after location on the borders of Purley/Riddlesdown
- Spacious rooms throughout with two separate reception rooms downstairs
- Flooded with character with high ceilings and bay windows
- All four bedrooms are good sizes with a bathroom and separate W/C
- Plenty of scope to add your own stamp throughout and extend (STPP)
- 0.7 miles from both Purley and Riddlesdown train stations and within walking distance to the well regarded Riddlesdown Collegiate
- Beautiful tree lined road and minutes walk to the stunning Riddlesdown Common





A substantial detached home that is set on a desirable road, a stones throw from Riddlesdown and Purley town centre. The perfect family home with amenities and space for everyone.



## Ground Floor

### Entrance Hall

### Dining Room

15'0 x 14'5 (4.57m x 4.39m)

### Lounge

14'4 x 14'4 (4.37m x 4.37m)

### Kitchen

21'8 x 9'2 (6.60m x 2.79m)

## First Floor

### Landing

### Bedroom 1

15'1 x 13'8 (4.60m x 4.17m)

### Bedroom 2

13'3 x 10'8 (4.04m x 3.25m)

### Bedroom 3

12'5 x 9'0 (3.78m x 2.74m)

### Bedroom 4

8'5 x 8'1 (2.57m x 2.46m)

### Bathroom

### Separate W/C

### Outside

### Garage

22'9 x 8'0 (6.93m x 2.44m)

### Porch

### Rear Garden

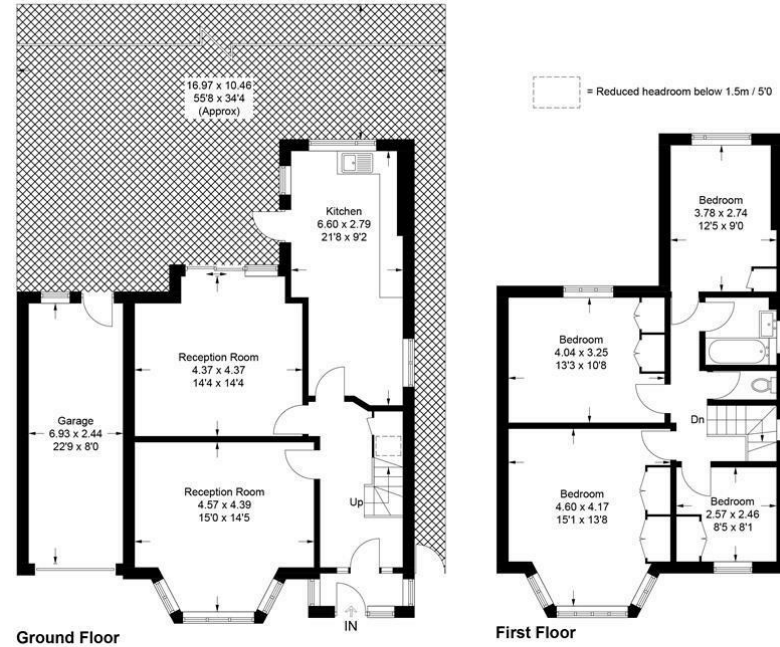
55'8 x 34'4 (16.97m x 10.46m)

## Brancaster Lane, CR8

Approximate Gross Internal Area = 128.0 sq m / 1378 sq ft

Garage = 16.7 sq m / 180 sq ft

Total = 144.7 sq m / 1558 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. (ID1156384)



EPC Rating: E

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