



2 Bedroom | 1 Bathroom | 2 Reception Rooms

41 Woodcote Valley Road | Purley | CR8 3AN

**Guide price £310,000**

# LOFT

41 Woodcote Valley Road |  
Purley | CR8 3AN  
Guide price £310,000

- Chain free, immaculately presented apartment newly built 5 years ago
- Bonus study room that can be used as a second bedroom
- Modern open plan kitchen/reception room featuring vast triangular window with views across pretty communal gardens
- Bright, airy apartment, that is located on the top floor
- Plenty of storage in eaves space
- Allocated parking and private garden pod
- Sought after West Purley location with amenities and train station within walking distance

## Second Floor

### Hallway

### Kitchen/Reception Room

20'7 x 17'8 (6.27m x 5.38m)

### Bedroom

14'7 x 11'2 (4.45m x 3.40m)

### Study

9'6 x 6'5 (2.90m x 1.96m)

### Bathroom

### Eaves Storage

### Outside

### Allocated Parking

### Garden Pod

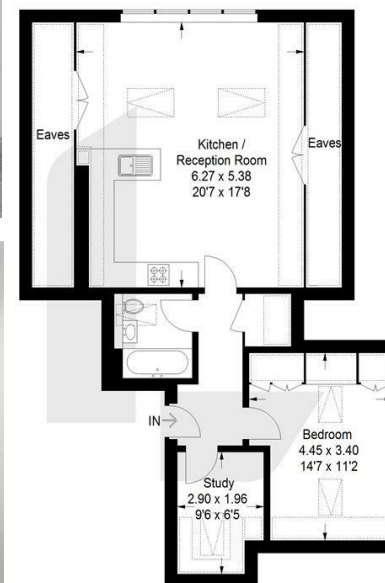
### Communal Gardens



## Woodcote Valley Road, CR8

Approximate Gross Internal Area  
(Excluding Eaves)  
65.6 sq m / 706 sq ft

■ Reduced headroom below 1.5 m / 5'0"



### Second Floor

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. (ID1164913)



EPC Rating: B

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