



3 Bedrooms | 1 Bathroom | 3 Reception Rooms

Montpelier Road | Purley | CR8 2QA

Guide price £550,000

LOFT

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2QA
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- Large end of terraced home spanning over three floors of living space
- Well presented throughout with open plan living area
- Separate lounge and well-maintained conservatory offering views over the garden
- Converted loft ideal for working from home or separate children's space
- Outbuilding currently used as a work studio with electricity and internet
- Central location a stones throw from the town centre with Purley station 0.5 miles away
- Great schools within walking distance



Extended family home, perfectly situated for transport and schools! Handy outbuilding for office space and converted loft room for even more space.



Ground Floor

Hallway

Reception Room

14'7 x 10'6 (4.45m x 3.20m)

Kitchen/Dining Room

18'0 x 9'9 (5.49m x 2.97m)

Conservatory

10'7 x 9'1 (3.23m x 2.77m)

First Floor

Landing

Bedroom

13'8 x 10'6 (4.17m x 3.20m)

Bedroom

10'2 x 7'5 (3.10m x 2.26m)

Bedroom

8'9 x 6'8 (2.67m x 2.03m)

Bathroom

Second Floor

Loft Room

15'1 x 12'6 (4.60m x 3.81m)

Outside

Front Garden

Rear Garden

67'3 x 20'6 (20.50m x 6.25m)

Studio/Study

17'0 x 10'4 (5.18m x 3.15m)



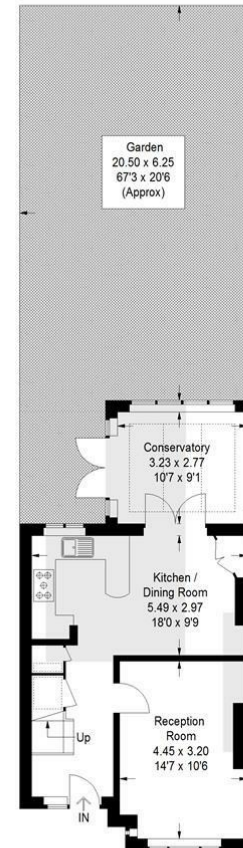
Montpelier Road, CR8

Approximate Gross Internal Area

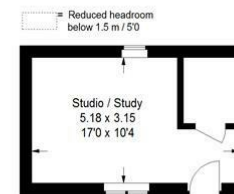
106.3 sq m / 1144 sq ft

Studio / Study = 16.6 sq m / 179 sq ft

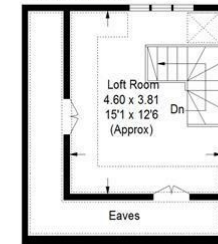
Total = 122.9 sq m / 1323 sq ft



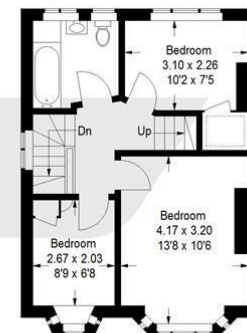
Ground Floor



(Not Shown In Actual Location / Orientation)



Second Floor



First 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. (ID1172052)

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