

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Sunnydene Road | Purley | CR8 2DG

£465,000

L<sub>Q</sub>FT

# Sunnydene Road | Purley | CR8 2DG £465,000

- Well-presented mid terraced home in a sought after road, a stones throw from town
- Large through lounge and dining room, flooded with light
- Separate modern kitchen with double doors
- Level rear garden, with a unique outlook to the pretty church behind
- Good size bedrooms with a recently updated bathroom
- Loft space, currently used for storage, but plenty of scope to extend (STPP)
- 9 minutes walk to Purley station and town centre

## **Ground Floor**

## **Reception Room**

26'0 x 13'6 (7.92m x 4.11m)

### Kitchen

13'2 x 9'4 (4.01m x 2.84m)

#### **First Floor**

## Landing

## **Bedroom 1**

13'9 x 11'0 (4.19m x 3.35m)

### Bedroom 2

11'3 x 8'5 (3.43m x 2.57m)

#### **Bathroom**

#### Bedroom 3

10'0 x 9'5 (3.05m x 2.87m)

#### **Outside**

#### **Porch**

#### Rear Garden

38'8 x 14'9 (11.79m x 4.50m)





#### Sunnydene Road, CR8 Approximate Gross Internal Area

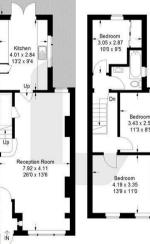
Garden 11.79 x 4.50

38'8 x 14'9 (Approx)













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. (ID1173341)

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**EPC Rating: D**