



3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Farm Lane | Purley | CR8 3PU

**£650,000**

LOFT



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- Charming semi-detached home set in sought after West Purley
- Extensive south facing, level rear garden that spans over 125 ft
- Plenty of scope for extending to the side and rear (STPP)
- Well presented throughout with a newly modernised kitchen and period charm including exposed beams and wooden floors
- Ideally situated for excellent schools, being only 0.5 miles from Wallington High School for Girls, John Fisher and a short drive from Wilsons Grammar School
- Walking distance to public transport links with great bus and train links
- Chain free and set on a leafy, tree lined road



A lovely home full of character and charm, with a cottage feel, tucked away from the hustle and bustle, located in West Purley!



## Ground Floor

### Entrance

### Downstairs W.C

### Kitchen

9'11" x 7'9" (3.02m x 2.36m)

### Dining Room

15'2" x 9'11" (4.62m x 3.02m)

### Reception Room

12'0" x 11'11" (3.66m x 3.63m)

## First Floor

### Bedroom

12'11" x 11'11" (3.94m x 3.63m)

### Bedroom

10'0" x 9'10" (3.05 x 3.00)

### Bedroom

10'0" x 7'8" (3.05 x 2.34)

### Bathroom

### Outside

### Garden

### Driveway



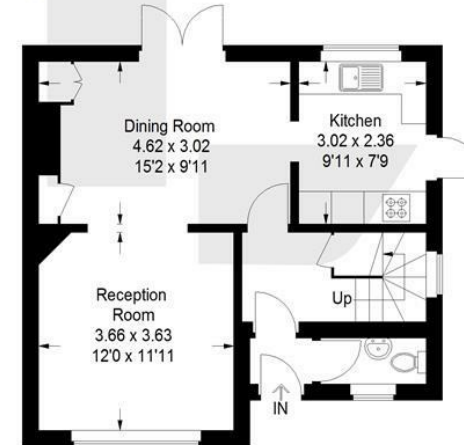


## Farm Lane, CR8

Approximate Gross Internal Area  
(Including Reduced Headroom)  
86.0 sq m / 926 sq ft



First Floor



Ground Floor

= Reduced Headroom Below 1.5 M / 5'0

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. (ID:1191243)

EPC Rating: E

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