



3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Roffey Close | Purley | CR8 4BH

Guide price £450,000

LOFT

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- One family ownership of this 3 bed semi
- Large corner plot, with lots of space on at the side and rear of the property
- New boiler installed 2022
- Plenty of scope to extend (STPP)
- Chain free
- In need of modernisation throughout
- Excellent location for good schools and transport

Ground Floor

Entrance Hall

Reception / Dining Room

26'3" x 14'2" (8.01 x 4.33)

Kitchen

10'8" x 10'2" (3.25m x 3.10m)

First Floor

Landing

Bedroom

9'7" x 8'7" (2.92m x 2.62m)

Bedroom

12'10" x 12'0" (3.91m x 3.66m)

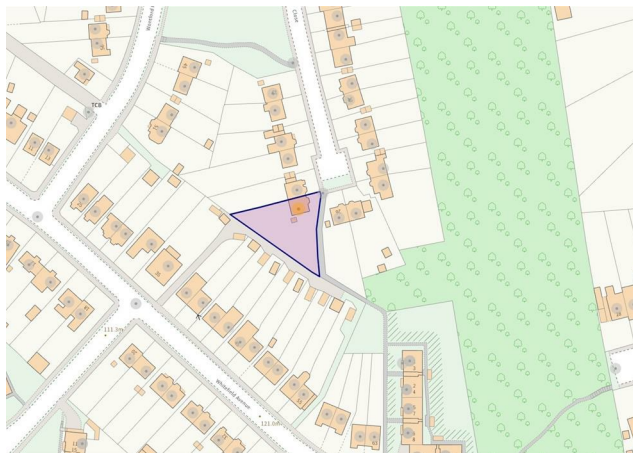
Bedroom

12'0" x 10'2" (3.66m x 3.10m)

Bathroom

Outside

Garden



EPC Rating: C

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