



4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

2 High Tree Close | Purley | CR8 2FL

Offers in excess of
£1 000 000

LOFT

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2FL
Offers in excess of £1,000,000

- Modern detached home built just over 10 years ago
- Flexible accommodation over three floors with two bedrooms boasting en-suites
- Large entrance hall with utility room and downstairs WC
- Open-plan kitchen/diner and separate lounge that is 27 sq. ft. wide
- Bi-fold doors that lead to the landscaped garden
- Wrap around, level plot with decking area to the rear and driveway
- Tucked away in a cul-de-sac a stones throw from Purley town centre
- Only 0.7 miles from Purley Station and great bus links
- Easily accessible to excellent Primary and Secondary Schools including Wilsons Grammar and Wallington Girls



If you are looking for modern, luxury living with space in abundance and amenities on your doorstep, then you have found your next family home!



Ground Floor

Hallway

Kitchen/Breakfast Area

22'6 x 12'6 (6.86m x 3.81m)

Utility Room

7'8 x 6'6 (2.34m x 1.98m)

Reception

Room/Dining Area

27'0 x 14'4 (8.23m x 4.37m)

Downstairs WC

First Floor

Landing

Bedroom 2

15'9 x 11'6 (4.80m x 3.51m)

En-suite

Bedroom 3

14'4 x 12'5 (4.37m x 3.78m)

Bedroom 4

14'5 x 14'2 (4.39m x 4.32m)

Family Bathroom

Second Floor

Bedroom 1

17'2 x 16'1 (5.23m x 4.90m)

En-suite

Dressing area

Eaves Storage

20'7 x 5'6 (6.27m x 1.68m)

Outside

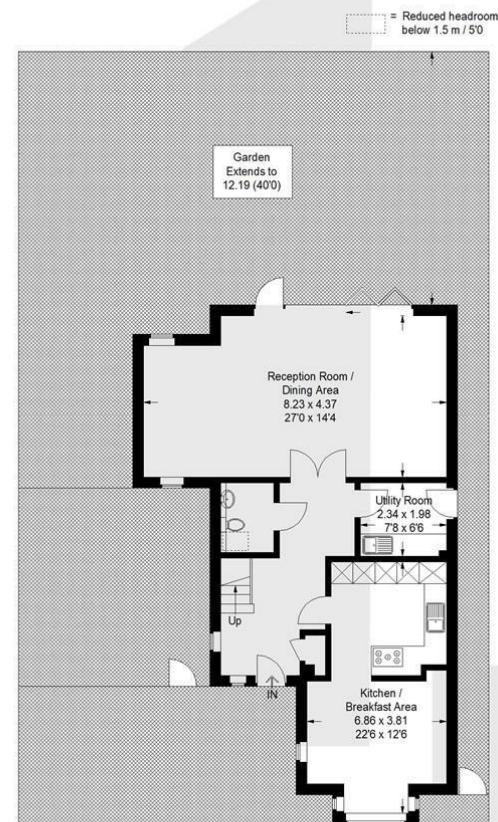
Driveway

Rear Garden



Acacia House, CR8

Approximate Gross Internal Area
(Excluding Eaves)
195.3 sq m / 2102 sq ft

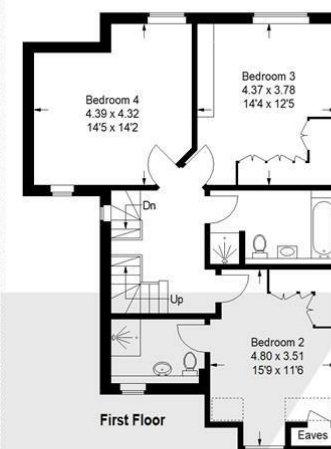


Ground Floor

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. (ID1200586)



Second Floor



First Floor

EPC Rating: C

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