

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Grasmere Road | Purley | CR8 1DU

Guide price £500,000

L<sub>Q</sub>FT

# Grasmere Road | Purley | CR8 1DU Guide price £500,000

- Chain free semi-detached house boasting so much potential throughout
- In need of modernisation with potential to extend (STPP)
- Spacious rooms throughout and large, bay windows to the front
- Excellent location for transport links and amenities

- Garage with rear access via Downs Road
- Period features remaining throughout the property
- Great catchment areas for schools, set in a quiet residential road

#### **Ground Floor**

#### **Entrance**

# **Reception Room**

15'7" x 14'4" (4.75m x 4.37m)

# **Dining Room**

14'7" x 10'11" (4.45m x 3.33m)

# Kitchen

10'7" x 9'5" (3.23m x 2.87m)

#### **First Floor**

Landing

## **Bedroom**

14'9" x 12'8" (4.50m x 3.86m)

#### **Bedroom**

14'6" x 11'1" (4.42m x 3.38m)

## **Bedroom**

10'9" x 9'5" (3.28m x 2.87m)

#### **Bathroom**

W.C

#### **Outside**

Garden

#### Garage

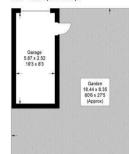


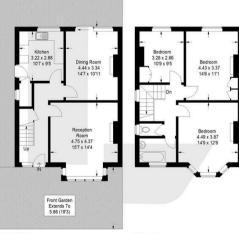


#### Grasmere Road, CR8

Approximate Gross Internal Area 111.3 sq m / 1198 sq ft Garage = 15.0 sq m / 161 sq ft Total = 126.3 sq m / 1359 sq ft







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 comp







**EPC Rating: D** 

0208 660 8070 www.loft-estates.co.uk 23a High Street, Purley, CR8 2AF