



4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Holt Place | Purley | CR8 1DQ

Guide price £825,000

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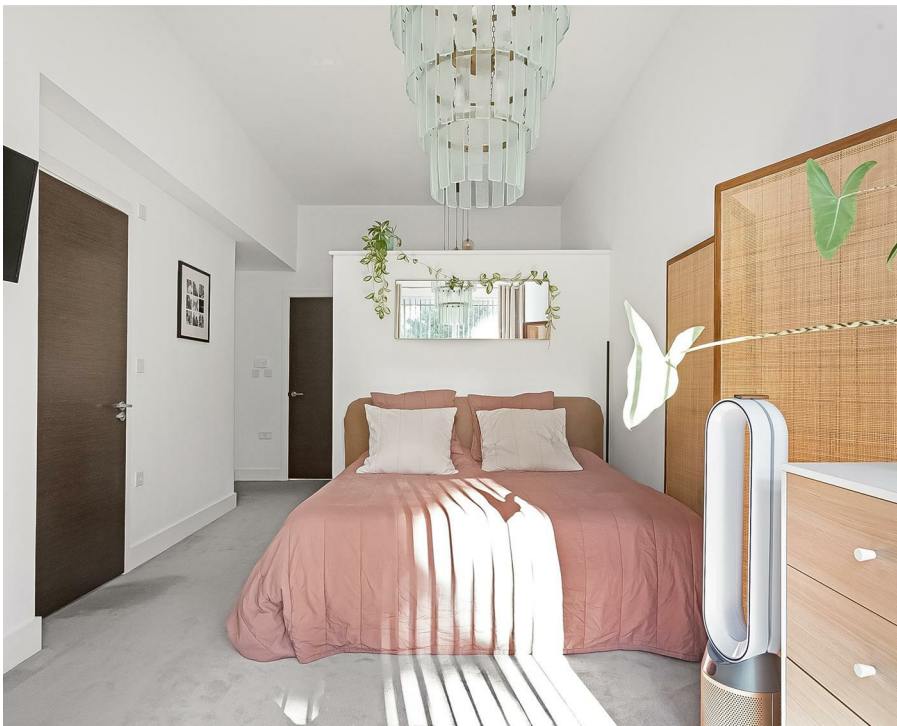
Holt Place | Purley | CR8 1DQ

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- Thoughtfully designed, modern town house
- Flexible layout with a garage, three bathrooms and downstairs WC
- Private driveway with two electric car charging points
- Double-height windows, allowing light to dance throughout the day
- Envious primary bedroom with en-suite, dressing area and Juliette balcony
- Vast bi-fold doors offering an effortless indoor-outdoor flow, hand-finished oak floors and high quality integrated appliances
- Stunningly landscaped, layered garden with year-round colour and wildlife, featuring a Japanese-inspired pergola
- Tucked away, just a stones throw from the town centre but offering breath-taking tree-wrapped views; watch the seasons change from every room
- Only 10 minutes walk to Purley and Riddlesdown train stations with excellent links in around 25 minutes to Central London
- Eco-smart living: solar panels, underfloor heating, EV chargers



A thoughtfully designed home blending privacy and connection, wrapped in trees and natural light. With lush, layered gardens, eco-smart features, and seamless indoor-outdoor flow, it's a design-led sanctuary, made for connection and effortless entertaining.



Ground Floor

Hallway

Kitchen/Dining Area

Downstairs WC

First Floor

Landing

Living Room

18'6 x 15'8 (5.64m x 4.78m)

Bedroom 4

14'2 x 8'5 (4.32m x 2.57m)

Bathroom

Second Floor

Bedroom 1

23'1 x 15'8 (7.04m x 4.78m)

Dressing Area

En-suite

Bedroom 2

14'2 x 6'6 (4.32m x 1.98m)

Bedroom 3

14'2 x 9'0 (4.32m x 2.74m)

Shower Room

Outside

**Driveway with EV
Charging**

**Garage with EV
Charging**
17'0 x 10'3 (5.18m x 3.12m)

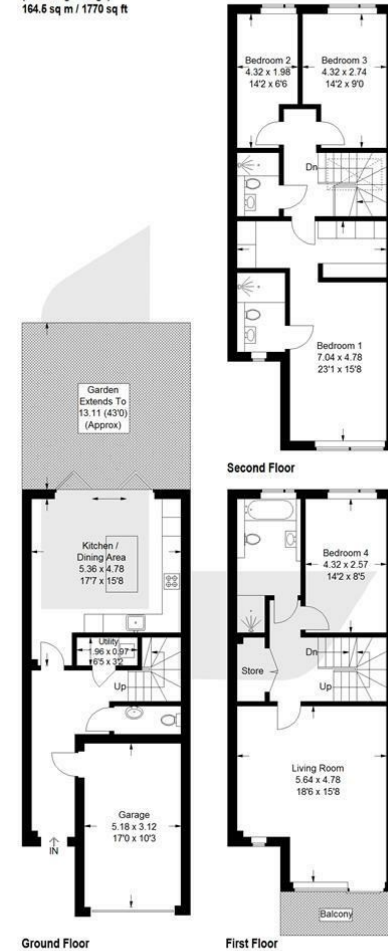
Balcony

Rear Garden



Holt Place, CR8

Approximate Gross Internal Area
(Including Garage)
164.6 sq m / 1770 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 compass bearings before making any decisions reliant upon them. (ID1252162)

EPC Rating: B

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