



3 Bedrooms | 1 Bathroom | 3 Reception Rooms

Hartley Down | Purley | CR8 4EF

Guide price £625,000

LOFT

- Spacious semi-detached home
- Driveway and garage to the front
- Flexible accommodation with three receptions, with one currently being used as a fourth bedroom
- Modern kitchen with fitted appliances
- Bay windows to the reception room and bonus downstairs WC
- Good size bedrooms and elegant bathroom
- Substantial garden with store room
- Ideally located for bus links, Reedham train station and great schools

Ground Floor

Hallway

Reception Room

14'3 x 11'9 (4.34m x 3.58m)



Reception Room/Bedroom

11'9 x 11'9 (3.58m x 3.58m)

Kitchen

11'6 x 8'7 (3.51m x 2.62m)

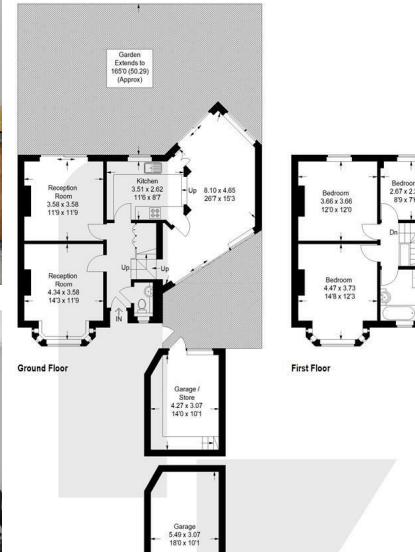
WC

Reception Room

26'7 x 15'3 (8.10m x 4.65m)



Hartley Down, CR8
Approximate Gross Internal Area
116.1 sq m / 1259 sq ft
Garage / Store 30.3 sq m / 326 sq ft
Total = 146.4 sq m / 1576 sq ft



First Floor

Landing

Bedroom

14'8 x 12'3 (4.47m x 3.73m)



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. (D7087513)

Bedroom

12'0 x 12'0 (3.66m x 3.66m)

Bedroom

8'9 x 7'6 (2.67m x 2.29m)

Bathroom

Outside

Driveway

Garage

18'0 x 10'1 (5.49m x 3.07m)



Rear Garden

Store Room

14'0 x 10'1 (4.27m x 3.07m)

EPC Rating: D