



3 Bedrooms | 1 Bathroom | 3 Reception Rooms

Hartley Down | Purley | CR8 4EF

**Guide price £625,000**

LOFT



# Hartley Down | Purley | CR8 4EF Guide price £625,000

- 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)

## First Floor

### Landing

### Bedroom

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

### 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

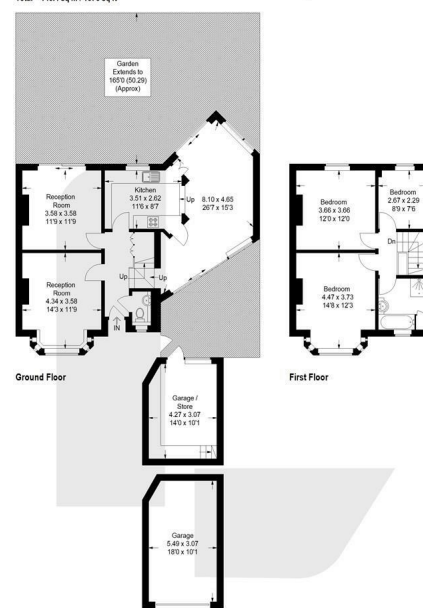
### Store Room

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



Hartley Down, CR8

Approximate Gross Internal Area  
116.1 sq m / 1250 sq ft  
Garage / Store = 30.3 sq m / 328 sq ft  
Total = 146.4 sq m / 1578 sq ft



EPC Rating: D

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