



Hillview Close, Purley CR8 1AU

welcome to **Hillview Close, Purley**

Located on the peaceful close, this spacious four-bedroom townhouse offers generous living accommodation ideal for families. The property features a large reception room, perfect for entertaining or relaxing, alongside a separate kitchen and a useful utility room. A downstairs W/C adds to the convenience of the home, while the upper floor includes a well-appointed family bathroom with underfloor heating. There are air conditioning units in the living room and master bedroom. The house further benefits from a private balcony with a lovely view and stunning sunsets all year round. The secluded garden is wider than neighbouring properties, offering a choice of outdoor spaces to enjoy throughout the year. Practicality is key, with an attached garage and a driveway that provides parking for multiple cars. Situated just a short distance from Purley railway station, this home combines suburban comfort with excellent transport links, making it a perfect choice for commuters and families alike.

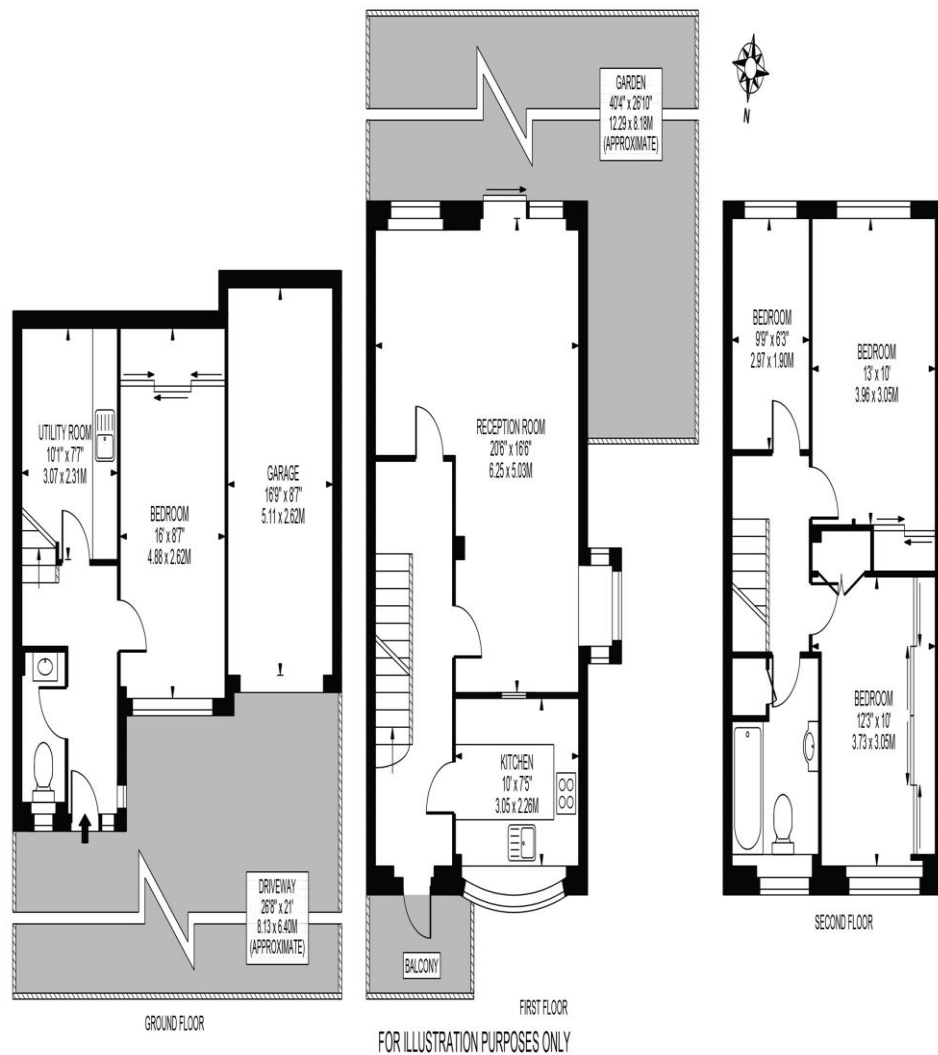


HILLVIEW CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1236 SQ FT • 114.83 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 144 SQ FT • 13.39 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Hillview Close, Purley

- Four Bedrooms
- Large Reception Room
- Seperate Kitchen
- Family Bathroom
- Utility Room

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAN107504 - 0004

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