

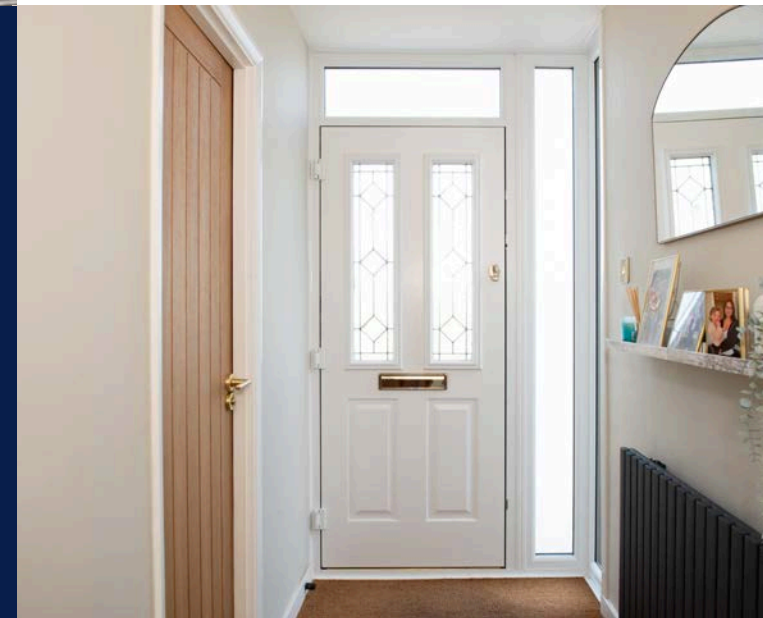


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matters**

£550,000 GUIDE PRICE
FREEHOLD

Hillview Close Purley, Surrey, CR8 1AU

An attractively presented four-bedroom modern townhouse with off street parking for up to two cars and is a stones throw to transport links on one of Purley's popular Cul-de-sacs.



Description

The internal accommodation comprises a sizeable entrance hall accessed via a composite front door, a bedroom with en-suite shower room, an office and a WC all on ground floor level.

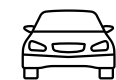
A bright and airy lounge/diner overlooking a beautiful low maintenance rear garden is on the first floor as well as an independently accessed kitchen, and, at the end of the first-floor landing, you will find a balcony offering breathtaking views of the local area.



X 4



X 2



X 2



On the second floor are three well proportioned bedrooms and a recently modernised family bathroom.

The property further benefits from central heating and double glazing.

The current owners advise that there are upgraded electrics to facilitate an EV charging point (not currently installed) should the new owners wish to install one.

Location

Local amenities include but are not limited to the various retail and leisure offering of Purley Town centre and a large Tesco supermarket.



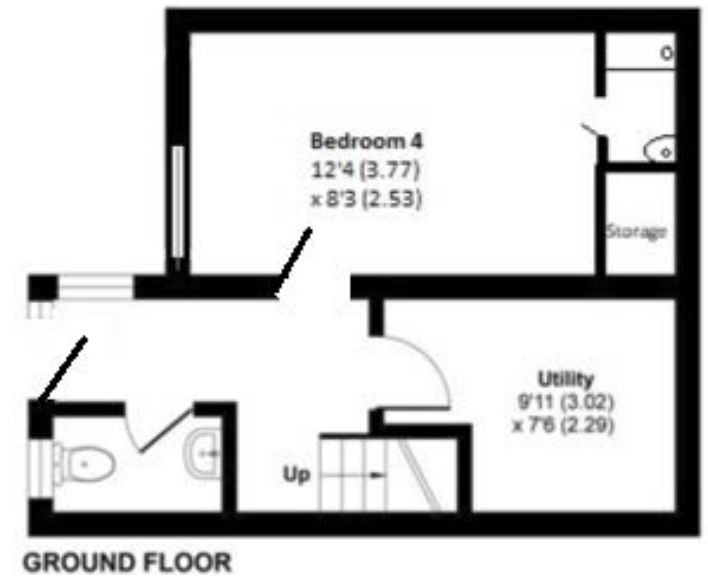
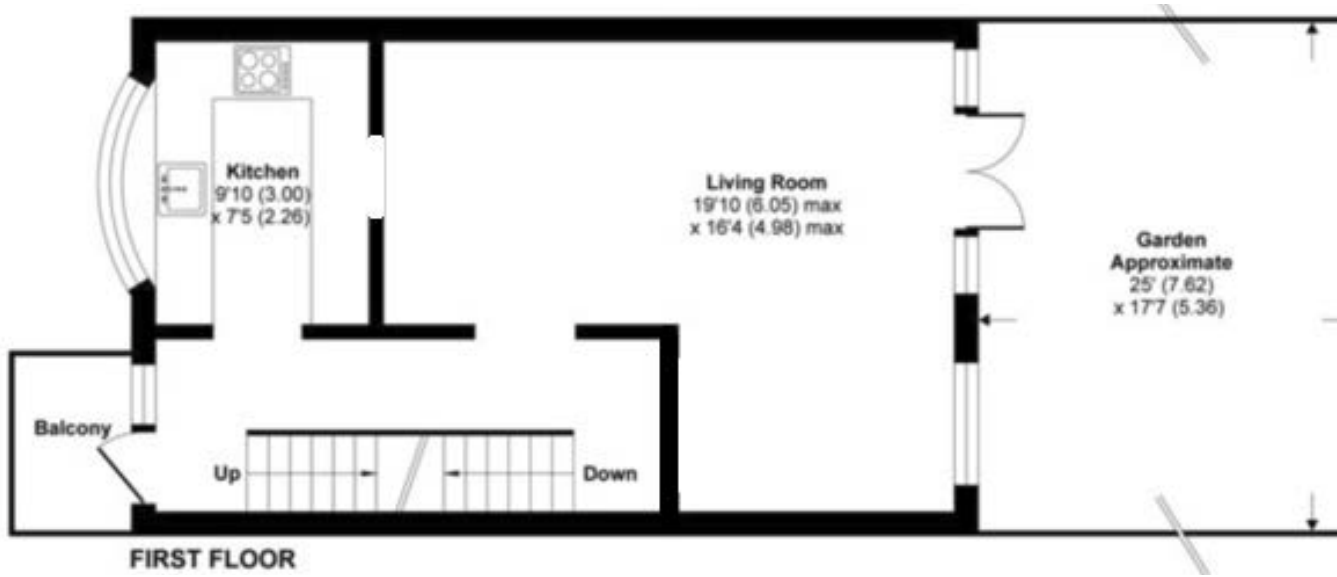
The property is well connected to transport links with Purley, Purley Oaks and Riddlesdown stations, all within a mile from this home's front door as well as the various bus links on Godstone Road and Purley town centre.

The local area also offers a variety of schooling options for all ages.

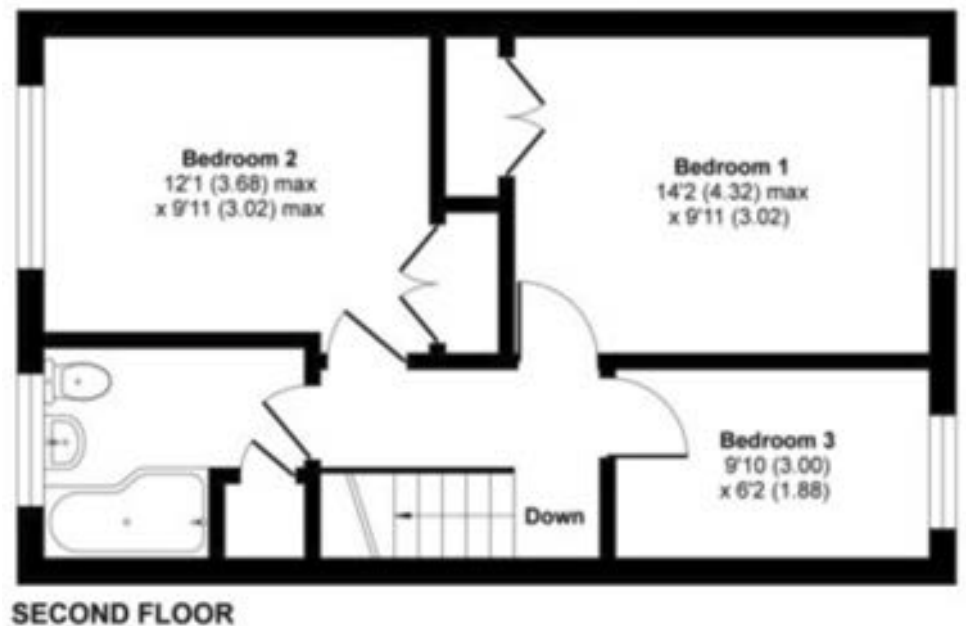




Approximate Area = 1201 Sq Ft / 111.6 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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