



46 Hartley Down, Purley – CR8 4EA  
£550,000





## 46 Hartley Down

Purley, Purley

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £550,000. Situated in the highly regarded Hartley area of Purley, this four-bedroom detached family home offers spacious accommodation throughout with a mixture of generous reception rooms and bedrooms. Requiring modernization and offered with no onward chain, this presents fantastic potential for buyers to create their ideal family home. There is a large, mature, and secluded rear garden and driveway, and garage to the front.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



- Detached Family Home
- 4 Bedrooms
- 3 Reception Rooms
- No Onward Chain
- Downstairs Shower Room/WC
- In Need of Modernisation
- Large Rear Garden
- Garage and Driveway
- Highly Regarded Hartley Area of Purley





**Living Room**

**Sun Room**

**Lounge**

**Dining Room**

**Kitchen**

**Bedrooms**

**Bathrooms**





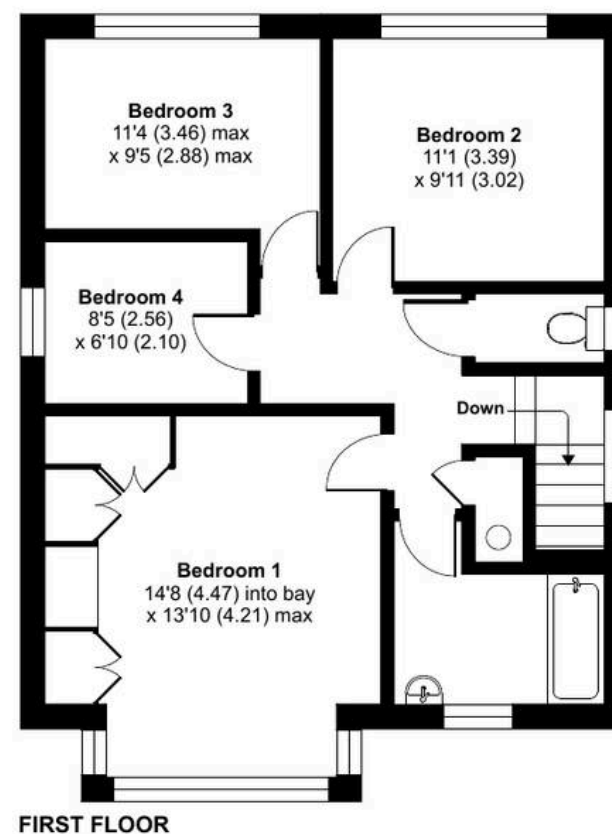
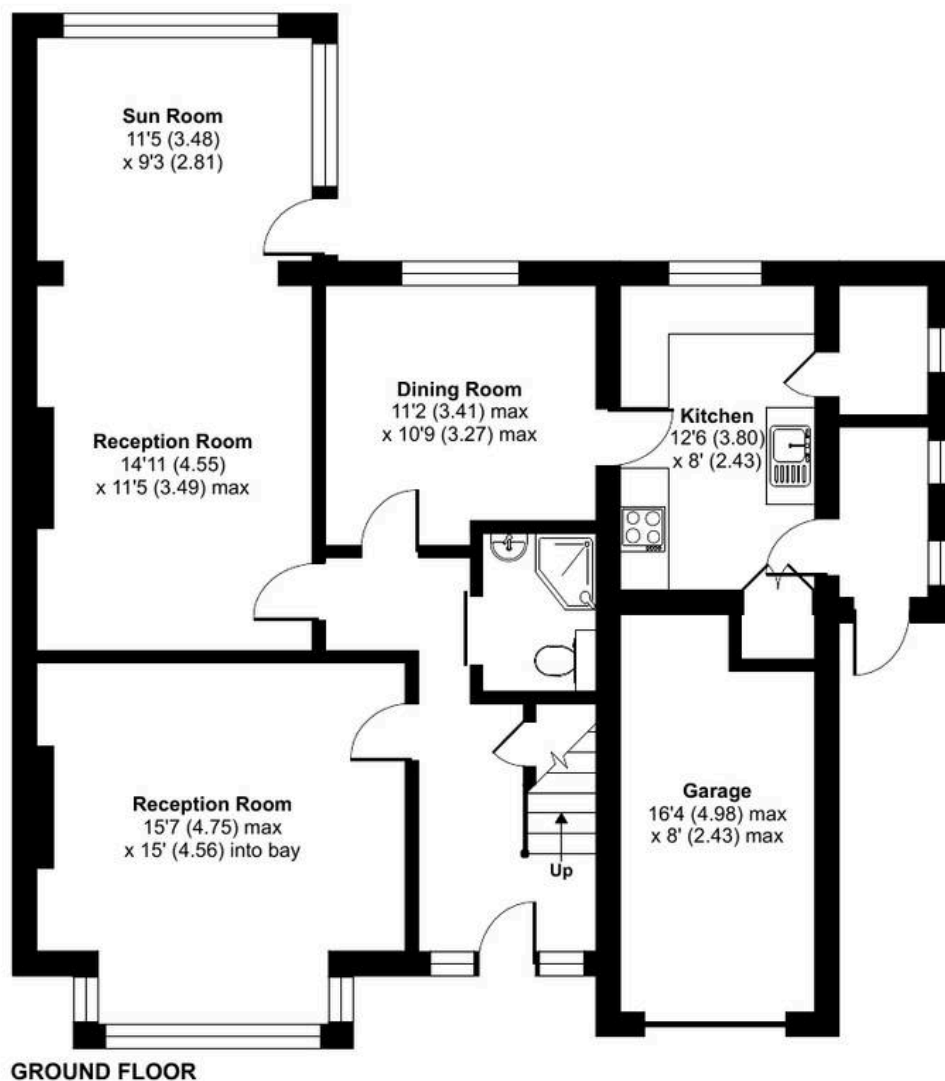
# Hartley Down, Purley, CR8

Approximate Area = 1610 sq ft / 149.5 sq m

Garage = 122 sq ft / 11.3 sq m

Total = 1732 sq ft / 160.9 sq m

For identification only - Not to scale







## Park & Bailey Coulsdon

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