



29 Hartley Old Road, Purley - CR8 4HH

Guide Price £775,000

FINE & COUNTRY





## 29 Hartley Old Road

Purley, CR8 4HH

This is a wonderful opportunity to update a detached house in a well regarded residential turning where neighboring property values run way into six figures.

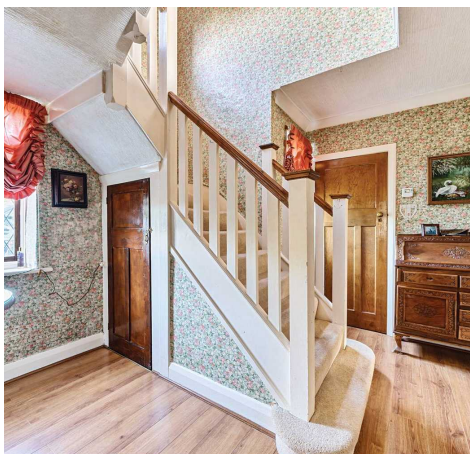
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

- Early Vacant Possession
- Scope for general modernisation
- Valued location close to amenities
- Good size secure garden
- Driveway and large garage/workshop







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On entering the house you will step back into 1970s England. whilst dated the house feels well cared for. Originally built in the 1930s the property stands back from the road on a very useable established plot which affords some views to the east.

The entrance hall is light and welcoming giving access to the cloakroom, kitchen and Living room. The kitchen is well fitted with a large range of storage cupboards and glazed wall mounted cupboards. Fittings include a 4 ring gas hob with oven below, dishwasher, fridge and freezer in housing units. Plumbing for washing machine in alcove. Spanish style arches add a mediterranean feel to the room.

A single storey rear extension was added across the rear of the property in 1990 and as the floor plan depicts this has created a very roomy feel to the split level Lounge and kitchen. The extension also includes a ground floor bedroom with ensuite shower room ideal for an elderly relative or use as a study. The extension has been thoughtfully designed with three sets of double glazed sliding patio doors giving access to the terrace and gardens.

The house does benefit from gas central heating and double glazing with a part boarded and insulated loft. All main services are connected.







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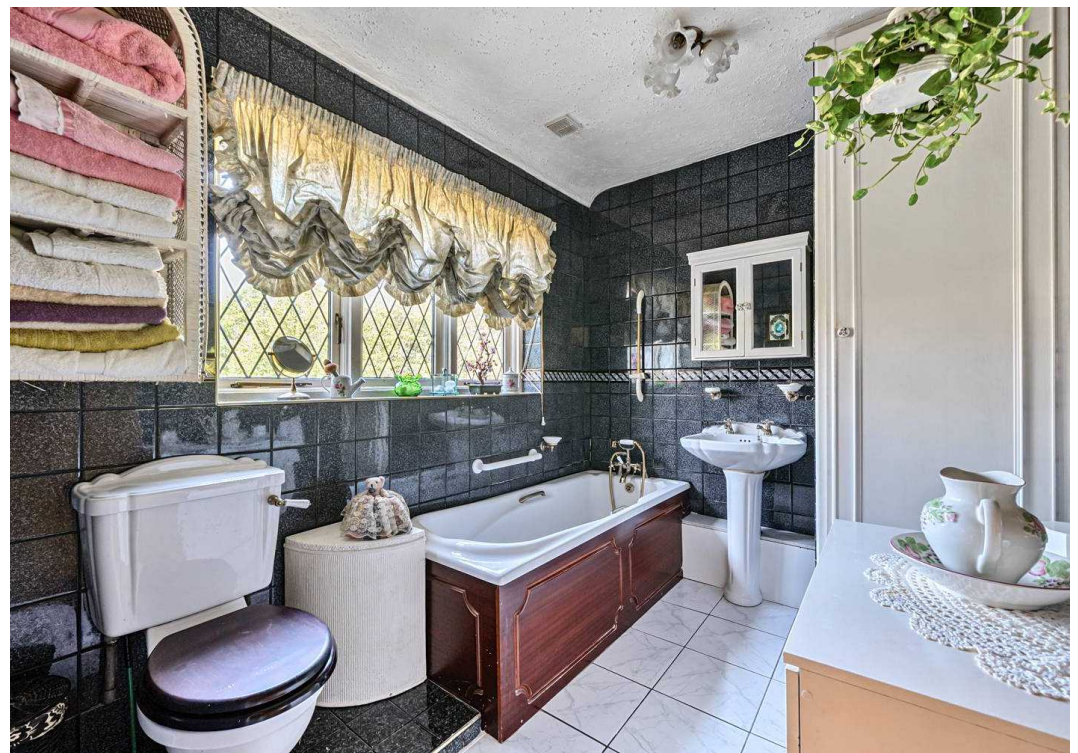
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Outside there is ample parking and vehicle turning. To the rear the stone terrace with pillared retaining ballustrade runs the entire width of the house and steps give way to a sheltered and private lawn, hedgerows and fencing form secure boundaries with some additional mesh fencing.

A raised concrete plinth supports a garden swing and further hedging obscures the old vegetable growing area. There is secure side access and a lockable garden storage outbuilding also to the side.









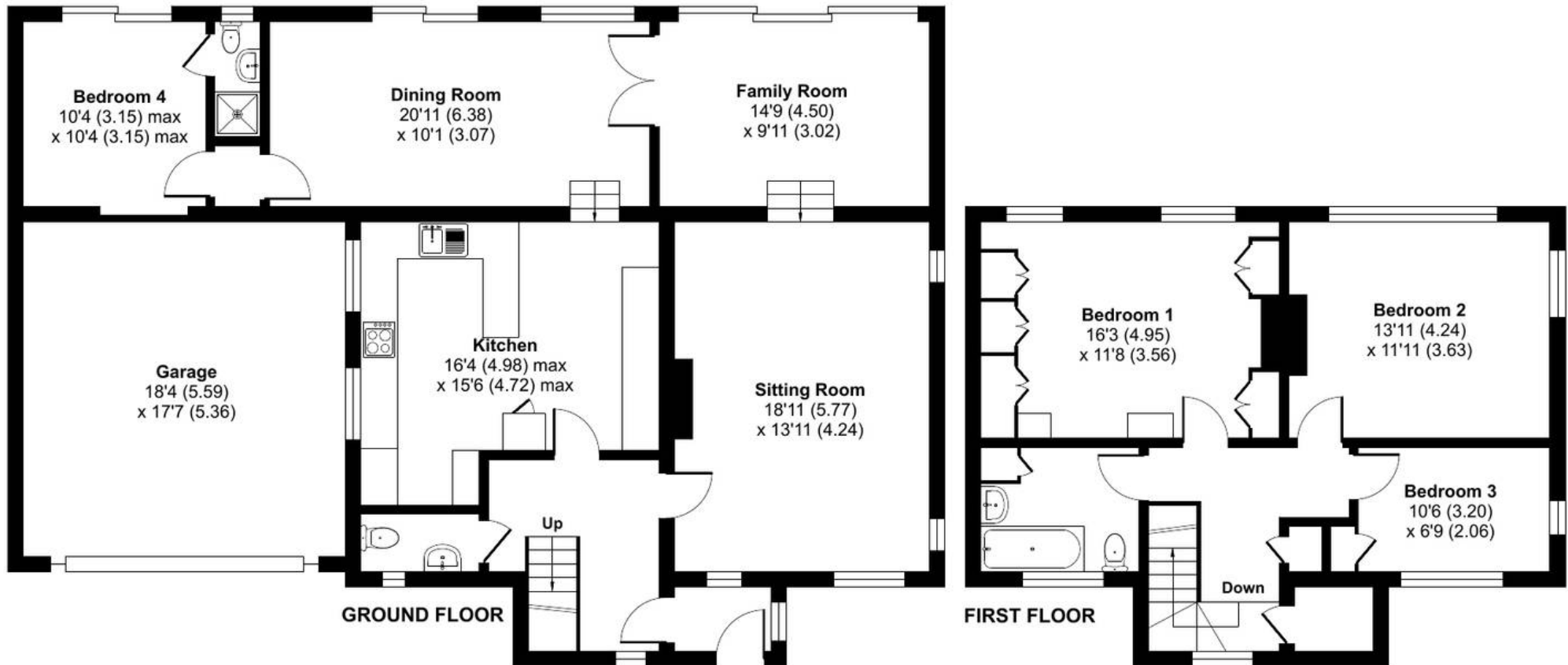
# Hartley Old Road, Purley, CR8

Approximate Area = 1836 sq ft / 170.6 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 2160 sq ft / 200.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Park & Bailey. REF: 1179643



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