



3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Green Lane | Purley | CR8 3PQ

Guide price £650,000

LOFT

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- CHAIN FREE - Lovely 3 bedroom semi-detached family home
- Modern bathroom with separate shower cubicle, handy downstairs shower room
- Garage and large driveway for 4/5 cars
- Potential to extend (STPP) to rear and side
- Ideally situated within easy reach of Purley and Wallington
- Located in popular West Purley area
- Walking distance to John Fisher and Wallington Grammar schools

GROUND FLOOR

Entrance Hall

Reception Room

17'6 x 12'9 (5.33m x 3.89m)

Reception Room

10'11 x 9'5 (3.33m x 2.87m)

Kitchen

12'0 x 10'11 (3.66m x 3.33m)

Utility Room

9'8 x 6'6 (2.95m x 1.98m)

Shower Room

Conservatory

9'8" x 8'10" (2.95m x 2.69m)

FIRST FLOOR

Landing

Bedroom 1

17'7 x 12'9 (5.36m x 3.89m)

Bedroom 2

12'9 x 11'0 (3.89m x 3.35m)

Bedroom 3

9'11 x 8'9 (3.02m x 2.67m)

Bathroom

SECOND FLOOR

Attic Room

15'0 x 13'3 (4.57m x 4.04m)

OUTSIDE

Front Garden

Rear Garden

103'11 x 38'3 (31.67m x 11.66m)

Garage

17'0 x 11'3 (5.18m x 3.43m)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D131)



EPC Rating: D

23a High Street
Purley
Surrey
CR8 2AF

0208 660 8070

hello@loft-estates.co.uk