



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

The Close | Purley | CR8 2QD

£520,000

LOFT

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- Chain free four bedroom semi-detached family home
- Quiet cul-de-sac location
- Extended bedroom/study with shower room on the ground floor
- In need of modernisation throughout
- Lots of potential for refurbishment and reconfiguration
- Large brick built out house with snooker table
- Two separate large loft spaces with one being fully boarded
- Excellent location for great schools and transport links

Ground Floor	Bedroom
Hallway	14'3 x 13'5 (4.34m x 4.09m)
Reception Room	Bedroom
14'4 x 13'2 (4.37m x 4.01m)	13'7 x 11'0 (4.14m x 3.35m)
Reception Room	Bedroom
14'4 x 10'7 (4.37m x 3.23m)	9'8 x 8'1 (2.95m x 2.46m)
Kitchen	Bathroom
17'4 x 7'5 (5.28m x 2.26m)	Separate WC
Bedroom	Outside
14'2 x 10'6 (4.32m x 3.20m)	Rear Garden
En-suite	Outbuilding
First Floor	22'3 x 14'7 (6.78m x 4.45m)



The Close Purley, CR8

Approximate Gross Internal Area
120.0 sq m / 1293 sq ft
Outbuilding = 20.4 sq m / 221 sq ft
Total = 140.4 sq m / 1514 sq ft



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. (012102114)



EPC Rating: E

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