



2 Bedrooms | 1 Bathroom | 1 Reception Room

Watney Close | Purley | CR8 4EU

**Guide price £285,000**

**LOFT**

Watney Close |  
Purley | CR8 4EU  
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- Top floor apartment, immaculately presented throughout
- Spacious lounge/dining room with double aspect windows
- Separate kitchen area with space for all the appliances
- Two good size bedrooms and modern family bathroom
- Plenty of storage
- Stones throw from Reedham train station
- Within close proximity to excellent schools including the well-regarded Beaumont Primary School

**Second Floor**

**Entrance Hall**

**Reception Room/Diner**

23'0 x 10'2 (7.01m x 3.10m)

**Kitchen**

8'1 x 7'9 (2.46m x 2.36m)

**Bedroom 1**

11'2 x 10'7 (3.40m x 3.23m)

**Bedroom 2**

10'7 x 7'2 (3.23m x 2.18m)

**Bathroom**

**Outside**

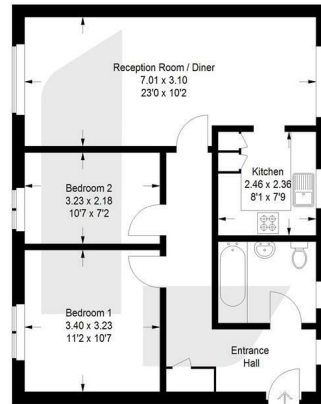
**Permit Parking**

**Communal Gardens**



**Watney Close Purley, CR8**

Approximate Gross Internal Area  
63.2 sq m / 680 sq ft



**Second Floor**

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. (ID1315657)



EPC Rating: B

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