



3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Hillside Avenue | Purley | CR8 2DP

**£475,000**

**LOFT**

Hillside Avenue |  
Purley | CR8 2DP  
£475,000

- Beautifully presented end of terrace home
- Edwardian period features remain throughout including original fireplace, high ceilings and bay windows
- Separate lounge and dining room with a modern fitted kitchen and space for all the appliances
- Double doors lead directly to the garden with the contemporary decking area and grass below
- Three bedrooms to the first floor, all thoughtfully designed
- Immaculate family bathroom
- Ideally situated a short stroll from Purley station and town centre
- Great primary and secondary schools close by

**Ground Floor**

**Hallway**

**Reception Room**

12'9 x 10'1 (3.89m x 3.07m)

**Dining Room**

11'5 x 10'6 (3.48m x 3.20m)

**Kitchen**

13'5 x 8'5 (4.09m x 2.57m)

**First Floor**

**Landing**

**Bedroom 1**

14'5 x 10'9 (4.39m x 3.28m)

**Bedroom 2**

11'0 x 8'1 (3.35m x 2.46m)

**Bedroom 3**

8'5 x 8'5 (2.57m x 2.57m)

**Bathroom**

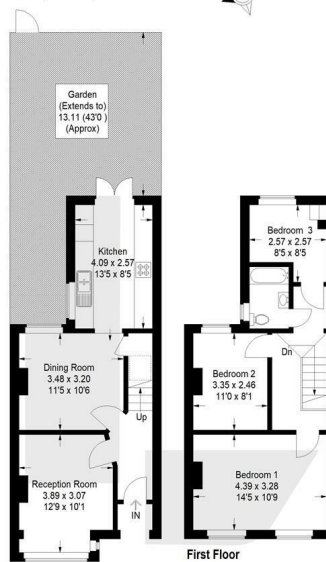
**Outside**

**Rear Garden**



Hillside Avenue, CR8

Approximate Gross Internal Area  
82.4 sq m / 887 sq ft



EPC Rating: D

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