



**JOHN BROWN**  **MARK YOULL**

SALES & LETTINGS

# Hartley Old Road, Purley, CR8 4HG

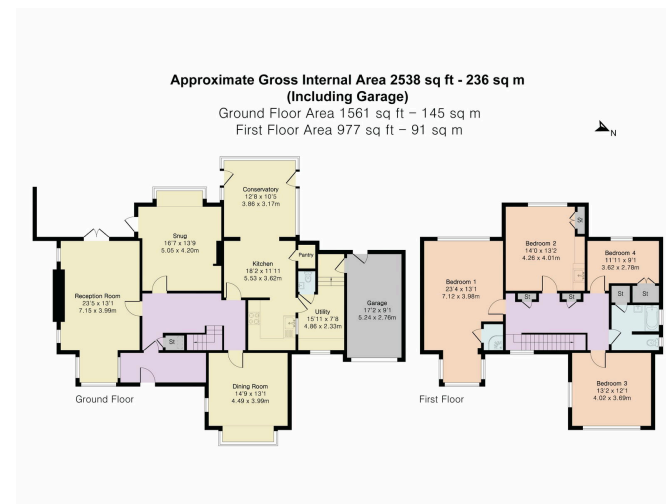
Offers Over £950,000

4 1 3



- DETACHED FAMILY HOME
- FAMILY BATHROOM
- UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- EPC - D
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- LARGE CONSERVATORY
- COUNCIL TAX BAND - G





PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

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A charming four-bedroom 1930s family home set on the sought-after Hartley Old Road, Purley. This characterful property offers generous and well-balanced accommodation, featuring three reception rooms, a kitchen/breakfast room opening into a bright conservatory, and a wealth of period features throughout. Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite, plus a family bathroom. Externally, the home benefits from a pleasant garden, garage, and excellent access to local schools, amenities, and transport links, making it an ideal family home in a highly desirable location.



YOUR LOCAL INDEPENDENT AGENT

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