



3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Purley Hill | Purley | CR8 1AN

**£2,550 Per month**

LOFT

Purley Hill |  
Purley | CR8 1AN  
£2,550 Per month

- Charming semi-detached family home with garage, beautifully presented throughout
- Extensive rear garden with breathtaking views of the greenery surrounding
- Driveway for multiple cars with EV Charging
- Two reception rooms, separate kitchen and W/C
- Three good-size bedrooms and family bathroom
- Sought after location, a short walk from Purley train station and town centre
- Picturesque walks within close proximity including Riddlesdown Common
- Solar panels and battery system
- Available to move in mid-July!

**Ground Floor**

**Porch**

**Hallway**

**Living Room**

17'5 x 12'0 (5.31m x 3.66m)

**Dining Room**

13'9 x 11'1 (4.19m x 3.38m)

**Kitchen**

12'9 x 7'7 (3.89m x 2.31m)

**W/C**

**First Floor**

**Landing**

**Bedroom**

17'3 x 11'3 (5.26m x 3.43m)

**Bedroom**

14'0 x 11'2 (4.27m x 3.40m)

**Bedroom**

9'11 x 7'2 (3.02m x 2.18m)

**Bathroom**

**Outside**

**Driveway**

**Rear Garden**

**Garage**

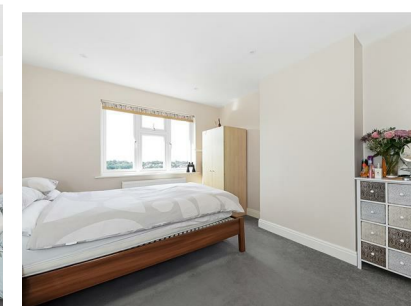
15'8 x 8'4 (4.78m x 2.54m)



Purley Hill, CR8  
Approximate Gross Internal Area  
110.3 sq m / 1187 sq ft  
Garage = 12.6 sq m / 136 sq ft  
Total = 122.9 sq m / 1323 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 related upon them. (D13/00660)



23a High Street  
Purley  
Surrey  
CR8 2AF  
0208 660 8070  
hello@loft-estates.co.uk

EPC Rating: D

