



3 Bedrooms | 1 Bathroom | 1 Reception Room

Brancaster Lane | Purley | CR8 1HH

**Guide price £625,000**

LOFT

Brancaster Lane |  
Purley | CR8 1HH  
Guide price £625,000

- Beautifully presented 3 bedroom semi-detached family home with garage
- Modern interiors throughout, rooms filled with natural light
- Cosy reception room and open-plan kitchen/diner, true heart of the home
- Bonus downstairs W/C
- Handy downstairs cloakroom, upstairs family bathroom with separate shower
- Large rear garden, desirable residential tree lined road
- Walking distance to Purley & Riddlesdown stations - ideal if you commute
- Great location for well regarded schools including Riddlesdown Collegiate

## GROUND FLOOR

### Entrance Hall

### Cloakroom

### Reception Room

13'9" x 13'0" (4.19m x 3.96m)

### Kitchen/Breakfast Room

20'9" x 15'1" (6.32m x 4.60m)

## FIRST FLOOR

### Landing

### Bedroom

13" x 12'5" (3.96m x 3.78m)

### Bedroom

13'2" x 11'4" (4.01m x 3.45m)

### Bedroom

9'9" x 8'9" (2.97m x 2.67m)

### Bathroom

### Separate Toilet

## OUTSIDE

### Front Garden

### Rear Garden

### Garage

18'9" x 7'6" (5.72m x 2.29m)



Brancaster Lane, CR8  
Approximate Gross Internal Area  
98.4 sq m / 1059 sq ft  
Garage = 15.6 sq m / 168 sq ft  
Total = 112.0 sq m / 1205 sq ft



EPC Rating: E



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