



3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Roffey Close | Purley | CR8 4BH

£475,000

LOFT

Roffey Close |
Purley | CR8 4BH
Guide price £475,000

- Well-presented semi-detached home
- Two reception rooms with cosy reception room and separate bright dining room
- Large kitchen with plenty of space for all the appliances
- Bonus utility and downstairs shower room
- Three bedrooms to the first floor and family bathroom
- Tiered rear garden with patio areas, perfect for relaxing and entertaining
- Stunning views of the greenery surrounding
- Bus links within walking distance with access to Purley and Reedham train stations
- Within close proximity to great schools

Ground Floor

Hallway

Reception Room
15'2 x 13'1 (4.62m x 3.99m)

Kitchen
20'6 x 8'9 (6.25m x 2.67m)

Dining Room
10'11 x 8'6 (3.33m x 2.59m)

Utility
10'6 x 3'11 (3.20m x 1.19m)

Downstairs Shower Room

First Floor

Landing

Bedroom
11'10 x 11'5 (3.61m x 3.48m)

Bedroom
12'4 x 8'8 (3.76m x 2.64m)

Bedroom
8'9 x 8'9 (2.67m x 2.67m)

Bathroom

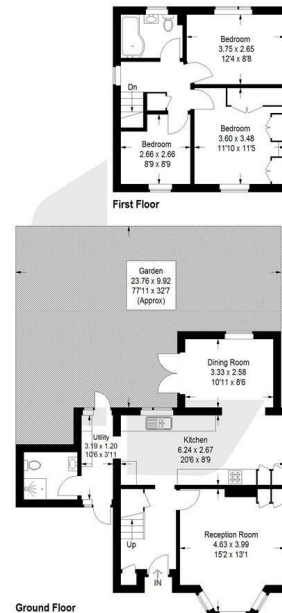
Outside

Rear Garden
77'11 x 32'7 (23.75m x 9.93m)

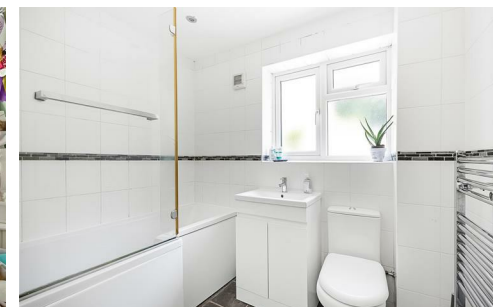
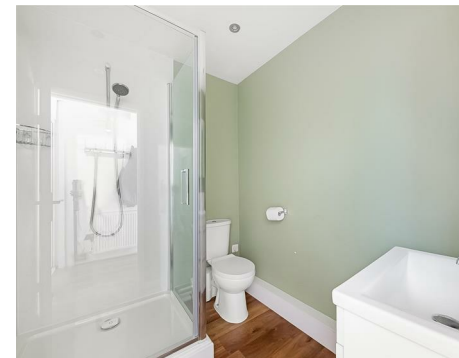


Roffey Close, CR8

Approximate Gross Internal Area
100.8 sq m / 1085 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 reliant upon them. (D1319410)



EPC Rating: C

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