



4 Bedrooms | 1 Bathrooms | 3 Reception Rooms

Grovelands Road | Purley | CR8 4LB

Guide price £850,000

LOFT

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4LB
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- Substantial detached home boasting over 1700 sq. ft. of accommodation
- Driveway, garage accessed from both inside and out and store room
- Welcoming entrance hall and downstairs WC
- Study room, perfect for those working from home plus three more reception rooms
- Four bedrooms and family bathroom to the first floor
- Extensive rear garden, spanning over 137 ft.
- Ideally situated for great primary and secondary schools
- Sought after West Purley location and just a short walk from Reedham train station
- Real feeling of privacy, not being overlooked to the front



Great space and a sought after location. Ready to move into and the perfect forever home for any family!



Ground Floor

Hallway

Reception Room

16'1 x 12'0 (4.90m x 3.66m)

Reception Room

14'9 x 12'1 (4.50m x 3.68m)

Dining Room

11'0 x 9'8 (3.35m x 2.95m)

Kitchen

11'0 x 8'5 (3.35m x 2.57m)

Study

15'0 x 8'0 (4.57m x 2.44m)

WC

First Floor

Landing

Bedroom

16'5 x 12'1 (5.00m x 3.68m)

Bedroom

14'8 x 12'1 (4.47m x 3.68m)

Bedroom

9'8 x 7'6 (2.95m x 2.29m)

Bedroom

9'8 x 5'9 (2.95m x 1.75m)

Bathroom

Outside

Driveway

Garage

13'8 x 8'8 (4.17m x 2.64m)

Store

8'7 x 5'1 (2.62m x 1.55m)

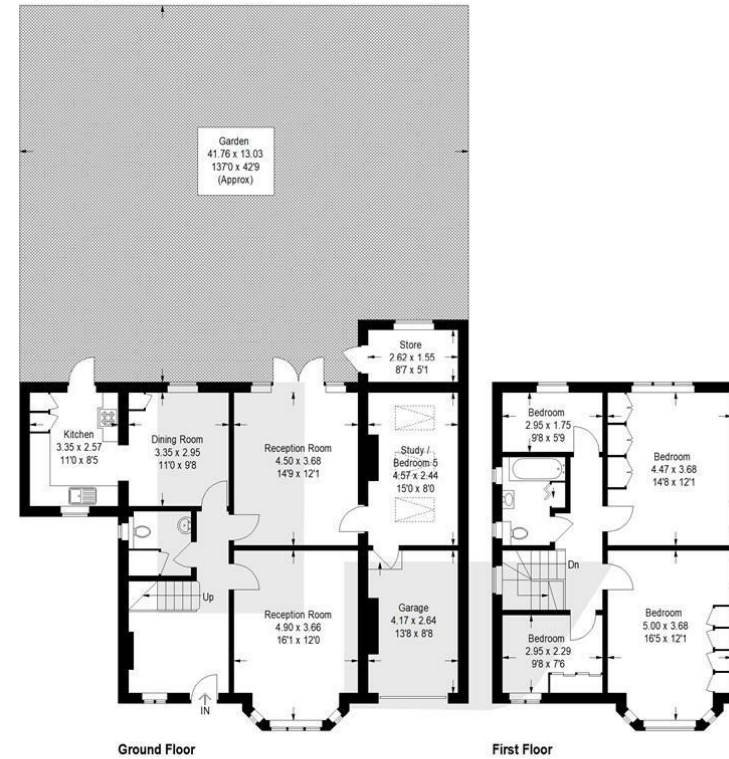
Rear Garden

137'0 x 42'9 (41.76m x 13.03m)



Grovelands Road, CR8

Approximate Gross Internal Area = 146.9 sq m / 1581 sq ft
 External Store = 4.3 sq m / 46 sq ft
 Garage = 11.3 sq m / 122 sq ft
 Total = 162.5 sq m / 1749 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. (ID1284163)

EPC Rating: D

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