



4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Godstone Road | Purley | CR8 2DD

LOFT



Godstone Road | Purley | CR8 2DD  
Guide price £750,000

- A substantial, Victorian semi-detached home that is full of character
- Driveway from multiple cars and a large rear garden, that is full of personality
- Stained glass windows, picture rails, wooden floors, high ceilings and stunning feature fire places throughout
- Great size kitchen with a dining room and lounge separately
- Four good size bedrooms with larger than average, beautifully designed family bathroom
- Enviaible loft extension with en-suite and eaves storage
- Ideally situated minutes away from Purley town centre and station
- Great transport links and good primary and secondary schools surrounding





Where class and modern living meets Victorian character! If you are looking for space, light and location, this is the perfect family home.



## Ground Floor

### Hallway

### Living Room

16'0 x 15'8 (4.88m x 4.78m)

### Reception Room

12'10 x 11'9 (3.91m x 3.58m)

### Kitchen

16'8 x 10'5 (5.08m x 3.18m)

### Downstairs WC

### Cellar

10'0 x 5'9 (3.05m x 1.75m)

## First Floor

### Landing

### Bedroom

15'7 x 12'6 (4.75m x 3.81m)

### En-suite

### Bedroom

12'11 x 9'10 (3.94m x 3.00m)

### Bedroom

12'10 x 9'11 (3.91m x 3.02m)

## Bathroom

## Second Floor

### Bedroom

11'7 x 11'5 (3.53m x 3.48m)

### En-suite

## Outside

## Driveway

## Rear Garden

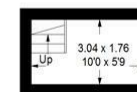
88'7 x 30'5 (27.00m x 9.27m)





## Godstone Road, CR8

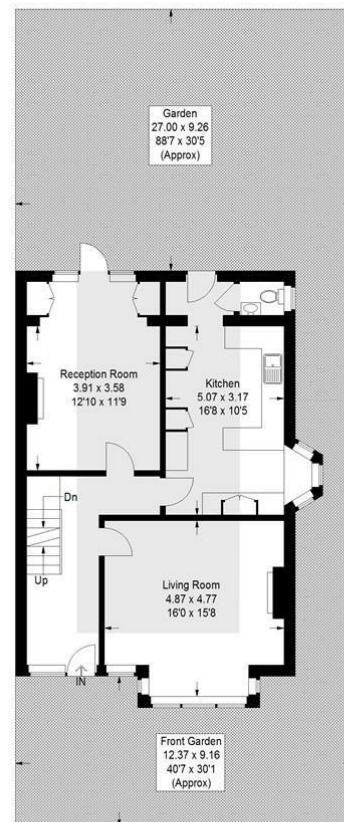
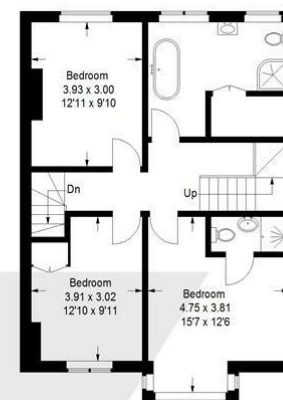
Approximate Gross Internal Area (Excluding Eaves)  
169.3 sq m / 1822 sq ft



Cellar



Second Floor



Ground Floor

First Floor

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. (ID1243158)

EPC Rating: E

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