DANIEL ADAMS

35 Hartley Down

Purley, CR8 4EF

£599,990

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Nestled in the desirable area of Hartley Down, Purley, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts three well-proportioned bedrooms, making it ideal for both growing families and those looking for extra space.

Upon entering, you are welcomed by a bright entrance hall that leads to a convenient w.c. The ground floor features two inviting reception rooms, including a cosy lounge perfect for relaxation and a dining room that is ideal for entertaining guests. The modern kitchen is thoughtfully designed and opens seamlessly into a family area and breakfast nook, creating a warm and inviting atmosphere for family gatherings.

Upstairs, you will find three bedrooms that offer ample space and natural light, along with a family bathroom that serves the household's needs. The property is presented in generally good decorative order throughout, allowing you to move in with ease.

Outside, the property boasts a generous garden with a good-sized patio area, perfect for al fresco dining or enjoying the sunshine. The sloping garden adds a unique touch, providing a lovely space for children to play or for gardening enthusiasts to cultivate their green thumbs. There is also a garage for extra storage or convenience.

This delightful family home is not to be missed. Call now to arrange a viewing and discover all that this property has to offer.

Entrance Hall

Lounge

Dining Room

Kitchen

Family Area

W.c

Stairs to

First floor landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Rear Garden

Garage to front

Floor Plan

Floor 1 Building 1

Floor 2 Building 1

Approximate total area(1)
1126 ft²
104.5 m²

Balconies and terraces
195 ft²
18.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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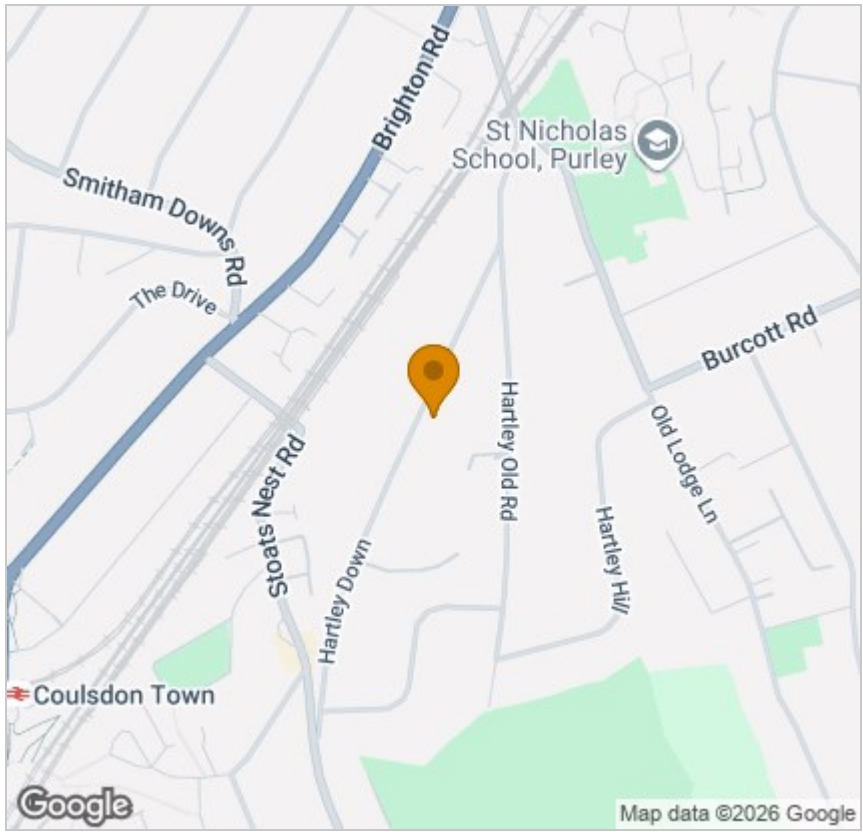
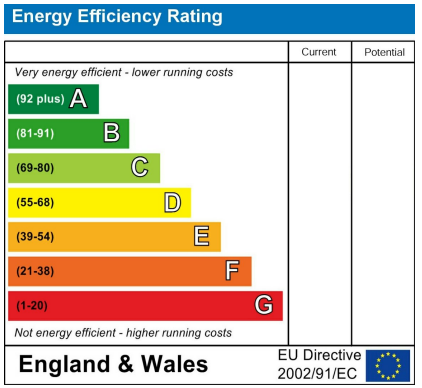
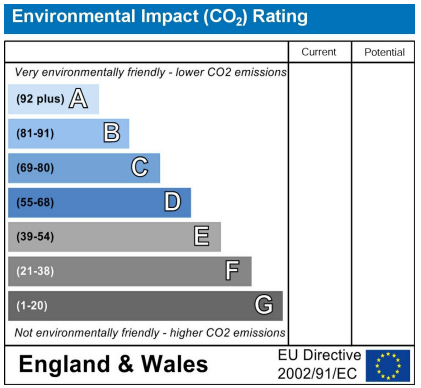
Area Map



Energy Efficiency Graph





Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878
if you wish to arrange a viewing appointment for this property or require further information.

DANIEL ADAMS

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