



3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Hartley Old Road | Purley | CR8 4HH

Guide price £625,000

LOFT

Hartley Old Road | Purley | CR8

4HH

Guide price £625,000

- Beautiful semi-detached house with driveway for several cars in popular 'Hartley' area of Purley
- Landscaped manageable rear garden with shed, 2 patios and gated side access
- Great size rooms throughout, two bathrooms & two reception rooms
- Modern kitchen flowing into a bright and sunny dining room overlooking the rear garden
- Walking distance to Reedham station, local bus routes & shops
- Good catchment area for excellent schools including Beaumont Primary
- Full of character and charming features
- Close to Purley town centre and Purley station





GROUND FLOOR

Porch

Entrance Hall

Reception Room
17'9" x 13 (5.41m x 3.96m)

Sitting Room
17'8" x 15 (5.38m x 4.57m)

Kitchen
13'1" x 8'4" (3.99m x 2.54m)

Dining Room
12'7" x 8'2" (3.84 x 2.49)

Shower Room

FIRST FLOOR

Landing

Bedroom
18'4" x 12'0" (5.59 x 3.66)

Bedroom
13'3" x 12'0" (4.04 x 3.66)

Bedroom
11'5" x 10'6" (3.48m x 3.20m)

Bathroom

OUTSIDE

Driveway

Front Garden

Rear Garden

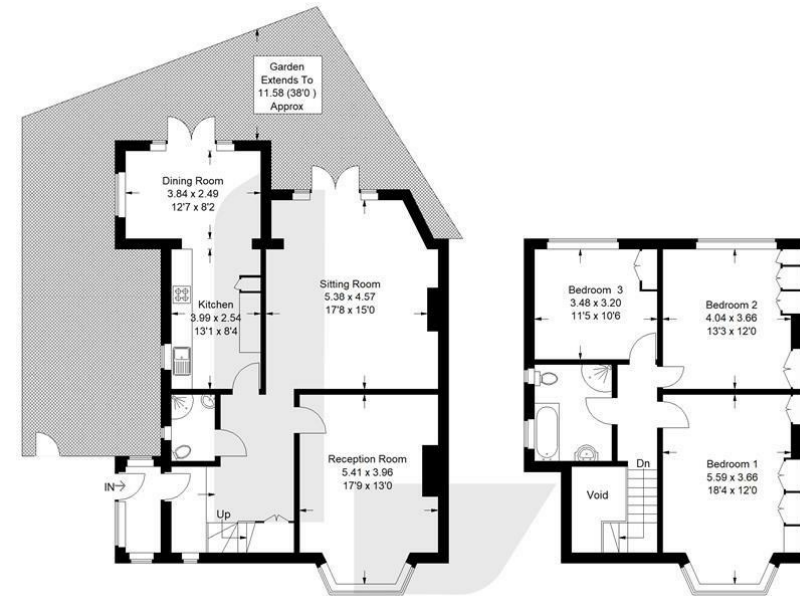
Shed



EPC Rating: D

Hartley Old Road, CR8

Approximate Gross Internal Area (Excluding Void)
149.8 sq m / 1612 sq ft



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. (ID1317528)

23a High Street
Purley
Surrey
CR8 2AF
0208 660 8070
hello@loft-estates.co.uk
<https://www.loft-estates.co.uk>
Instagram: loft.estateagents
Facebook: LOFT Estate Agents