



5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Brighton Road | Purley | CR8 4HD

£700,000

LOFT

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- Substantial semi-detached family home arranged over 3 floors
- Off street parking for 4/5 cars
- Large & bright conservatory overlooking private well maintained garden
- Accomodation across three floors with double bedrooms and three bathrooms
- Spacious rooms throughout and plenty of character including high ceilings and stain glass windows
- Lengthy rear garden
- Ideally located for both Reedham and Purley train stations

GROUND FLOOR

Porch

Entrance Hall

Reception Room/Bedroom

17'1 x 16'9 (5.21m x 5.11m)

En-Suite Shower Room

Sitting Room

19'4 x 12'8 (5.89m x 3.86m)

Kitchen

22'5 x 10'4 (6.83m x 3.15m)

Conservatory

23'8 x 12'6 (7.21m x 3.81m)

FIRST FLOOR

Landing

Bedroom

25'5 x 12'9 (7.75m x 3.89m)

Bedroom

19'7 x 12'3 (5.97m x 3.73m)

Bedroom

12'1 x 11'9 (3.68m x 3.58m)

Bathroom

SECOND FLOOR

Landing

Bedroom/Reception Room

19'0 x 12'5 (5.79m x 3.78m)

Bedroom

13'2 x 11'8 (4.01m x 3.56m)

Kitchen

8'11 x 6'0 (2.72m x 1.83m)

Shower Room

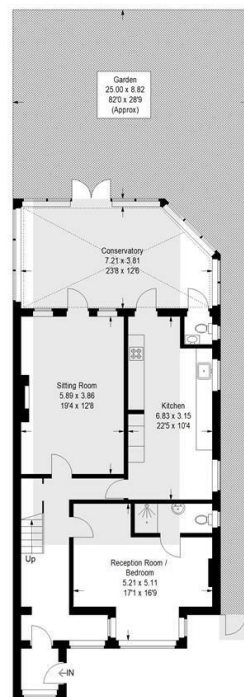
OUTSIDE

Driveway

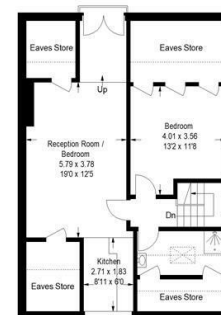
Rear Garden



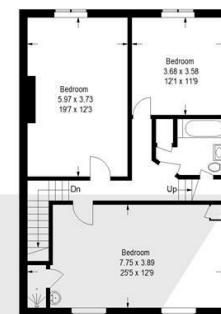
Brighton Road, CR8
Approximate Gross Internal Area
(Excluding Eaves Store)
265.3 sq m / 2726 sq ft



Ground 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. (ID1337146)



Second Floor



First Floor



EPC Rating: D

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