



## Hartley Down, Purley, CR8 4EB

**£695,000**

A four-bedroom detached home on sought-after Hartley Down, offering great potential for modernisation. Featuring a spacious rear living room, front reception room, kitchen, downstairs cloakroom, family bathroom, large rear garden and garage. Ideally located for Coulsdon's transport links, schools and amenities—an excellent opportunity to create a superb family home.

**Bedrooms: 4 | Bathrooms: 1 | Receptions: 2**



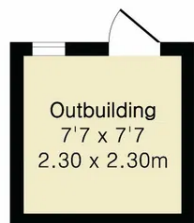
**Approximate Gross Internal Area 1304 sq ft - 121 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 660 sq ft – 61 sq m

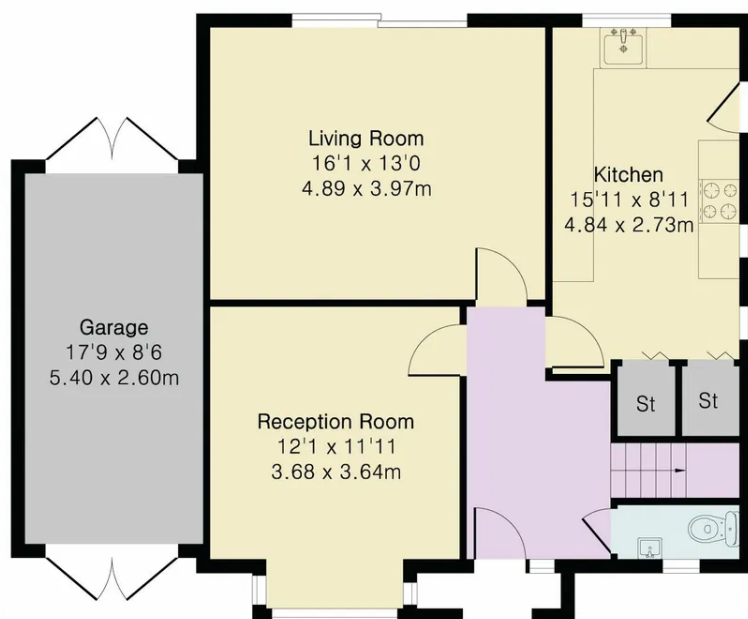
First Floor Area 644 sq ft – 60 sq m

Garage Area 151 sq ft – 14 sq m

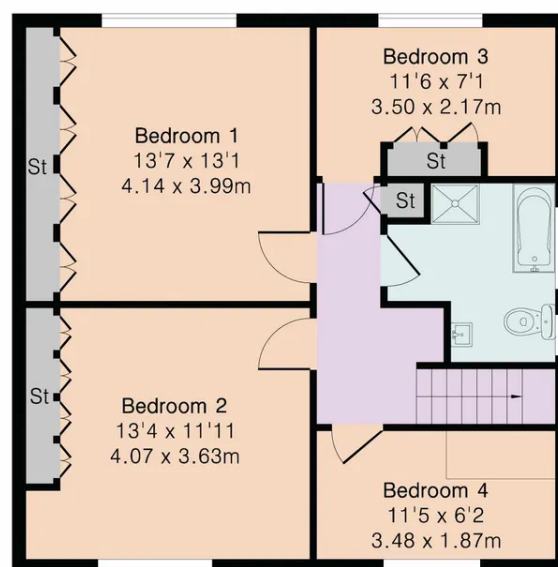
Outbuilding Area 57 sq ft – 5 sq m



Outbuilding



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## John Brown & Mark Youll - Sales

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