



4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Downlands Road | Purley | CR8 4JJ

Guide price £700,000

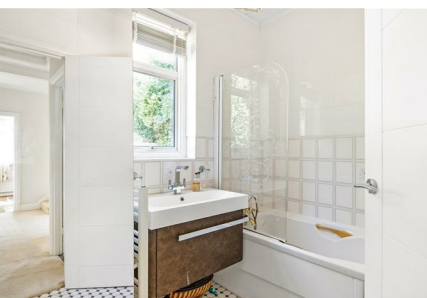
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- Extensive semi-detached home with garage
- Flexible layout across two floors, with a through lounge/diner and separate family room
- Modern kitchen with integrated appliances
- Downstairs shower room and upstairs bathroom with separate W/C
- Four good size bedrooms, perfect for the whole family
- Landscaped, tiered rear gardens with stunning views across the valley
- Ideally situated for excellent primary and secondary schools
- Within walking distance of bus links and Reedham train station



A fabulous amount of space on offer, 1,176 sq. ft. if accommodation and ideally situated a stones throw from the amenities, you could not wish for a better family home.



Ground Floor

Entrance Hall

Reception Room

17'0 x 13'10 (5.18m x 4.22m)

Dining

14'1 x 12'1 (4.29m x 3.68m)

Kitchen

17'5 x 9'7 (5.31m x 2.92m)

Family Room

12'1 x 12'0 (3.68m x 3.66m)

Shower Room

First Floor

Landing

Bedroom

16'2 x 12'4 (4.93m x 3.76m)

Bedroom

14'1 x 12'4 (4.29m x 3.76m)

Bedroom

12'0 x 11'11 (3.66m x 3.63m)

Bedroom

8'10 x 8'3 (2.69m x 2.51m)

Bathroom

Separate W/C

Outside

Porch

Front Garden

Rear Garden

130'11 x 37'7 (39.90m x 11.46m)

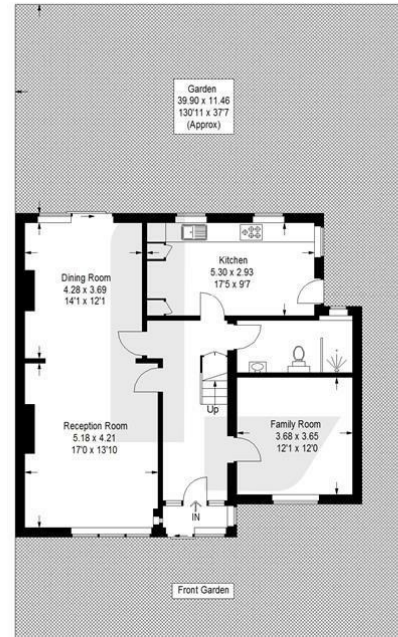
Garage

16'6 x 8'3 (5.03m x 2.51m)

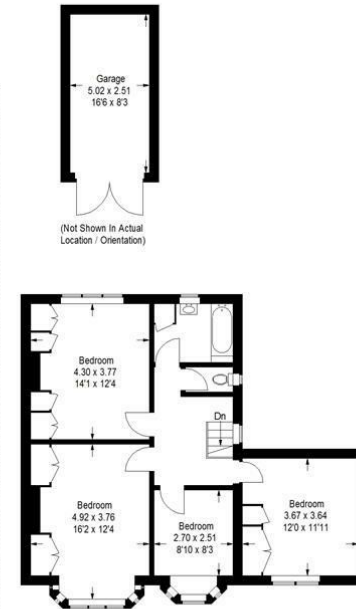


Downlands Road, CR8

Approximate Gross Internal Area
165.0 sq m / 1776 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 177.9 sq m / 1915 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. (ID1314504)

EPC Rating: D

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