



3 Bedrooms | 2 Bathrooms | 1 Reception Room

Hereward Avenue | Purley | CR8 2NN

Guide price £675,000

LOFT

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- Beautiful detached home with attractive period detailing and exposed-brick features
- Generous driveway and detached garage
- Traditional pitched tiled roof and multiple chimneys
- Bright reception rooms with original parquet flooring and fireplace
- Open-plan kitchen/diner, with separate utility room
- Contemporary shower room downstairs, with a sleek, sophisticated finish
- Three double bedrooms and bathroom to the first floor
- Great size rear garden with stylishly re-paved patio area and lawn
- Quiet cul-de-sac, but easily accessible to Purley high street and station
- Excellent Primary and Secondary schools within close proximity



Location, presentation and space, the perfect combination for a family home.

Accessible to everything, attractive kerb appeal and boasting potential put your own stamp on throughout too!



GROUND FLOOR

Entrance Hall

Reception Room

18'8 x 11'10 (5.69m x 3.61m)

Kitchen/Breakfast Room

23'0 x 10'11 (7.01m x 3.33m)

Utility Room

9'10 x 6'11 (3.00m x 2.11m)

Shower Room

FIRST FLOOR

Landing

Bedroom

15'6 x 10'11 (4.72m x 3.33m)

Bedroom

11'10 x 10'10 (3.61m x 3.30m)

Bedroom

11'10 x 7'11 (3.61m x 2.41m)

Bathroom

Separate Toilet

OUTSIDE

Front Garden

Rear Garden

41 x 41 (12.50m x 12.50m)

Detached Garage

16'5 x 9'10 (5.00m x 3.00m)

Driveway



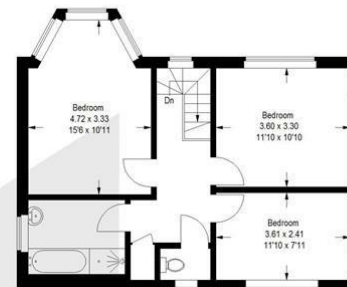
April Cottage, CR8

Approximate Gross Internal Area

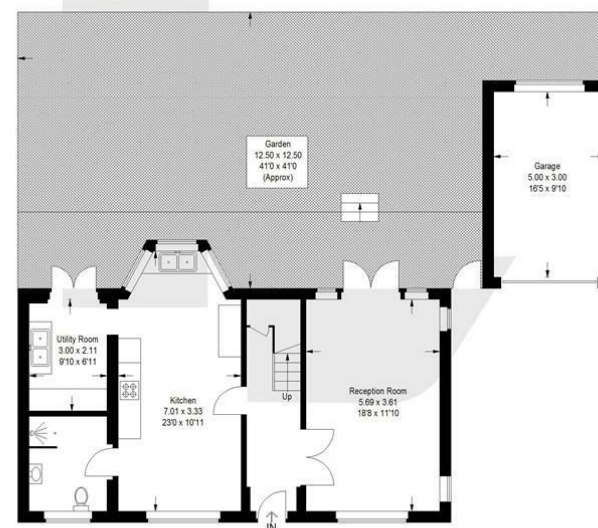
118.3 sq m / 1273 sq ft

Garage = 15.3 sq m / 164 sq ft

Total = 133.6 sq m / 1437 sq ft



First Floor



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. (ID:1335288)

EPC Rating: D

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