



RAYNERS
TOWN & COUNTRY

**4 ST DENYS CLOSE
PURLEY, SURREY, CR8 2NU**

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Set within a private cul-de-sac just off Pampisford Road, this spacious townhouse offers well-proportioned accommodation arranged over three floors. Presented in excellent order throughout, the property also benefits from an integral garage and off-street parking.

The ground floor features a welcoming kitchen/diner with access to the rear garden, a separate cloakroom and the integral garage. On the first floor, a bright and airy lounge enjoys rear-facing views, alongside the principal bedroom with its own en-suite. Two further double bedrooms and the family bathroom are situated on the second floor.

Well located to local amenities at Purley including a range of restaurants, shops, Tesco's superstore and Purley station providing excellent commuter links to London.

Outside, the rear garden provides a pleasant space to relax, with convenient side access. Off-street parking is available to the front of the property.







Tandridge district council- Tax band F EPC Rating- C

Service charge- Approx £500 per year for maintenance of the road – To be confirmed via solicitors

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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