



2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Dale Road | Purley | CR8 2EF

**Guide price £350,000**

LOFT

# Dale Road | Purley | CR8 2EF Guide price £350,000

A spacious ground floor maisonette, with direct access to a larger than average, private garden and allocated parking space to the front. Conveniently situated within walking distance to local buses and Purley train station, along with excellent shops and amenities, the location couldn't get much better. Set back off the road, this two bedroom maisonette has a true feeling of privacy and offers an abundance of natural light that flows through the convenient layout across the ground floor. Whilst the property benefits from a central location, it's a great forever home for a small family, retired couple or first time buyers, with great schools in close proximity too. Ready to move into, with two double bedrooms, a separate kitchen, lounge with space for dining and plenty of storage, you couldn't ask for much more.

- Chain-free, well-presented ground floor maisonette
- Allocated parking space
- Lovingly updated throughout with shutters to front reception room
- Centrally located, discreetly set away from the road
- Extensive private rear garden, accessed directly
- Great size kitchen and separate lounge with space for dining
- Local transport links and amenities within walking distance

## Ground Floor

### Kitchen

12'5" x 7'5" (3.79 x 2.27)

## Entrance

### Outside

### Reception Room

15'5" x 12'0" (4.70m x 3.66m)

### Bedroom

8'11" x 8'7" (2.72m x 2.62m)

### Bedroom

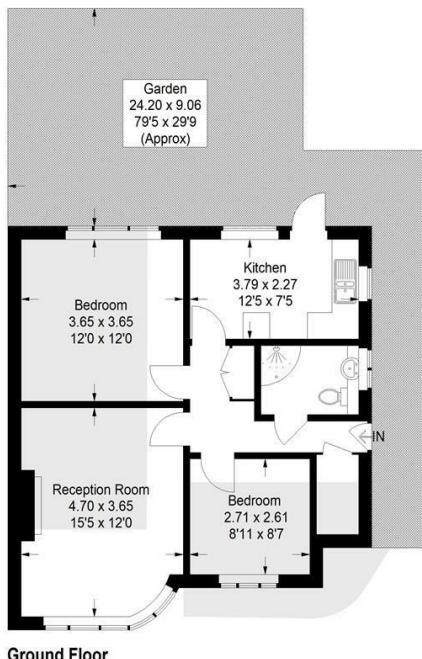
12'0" x 12'0" (3.66m x 3.66m)

### Bathroom



## Dale Road CR8

Approximate Gross Internal Area  
59.6 sq m / 642 sq ft



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. (ID1183902)

EPC Rating: C

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