



4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Holt Place | Purley | CR8 1DQ

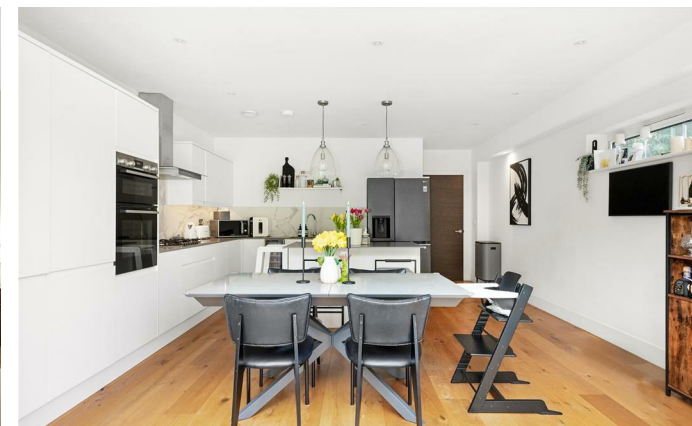
**Offers in excess of
£795,000**

LOFT

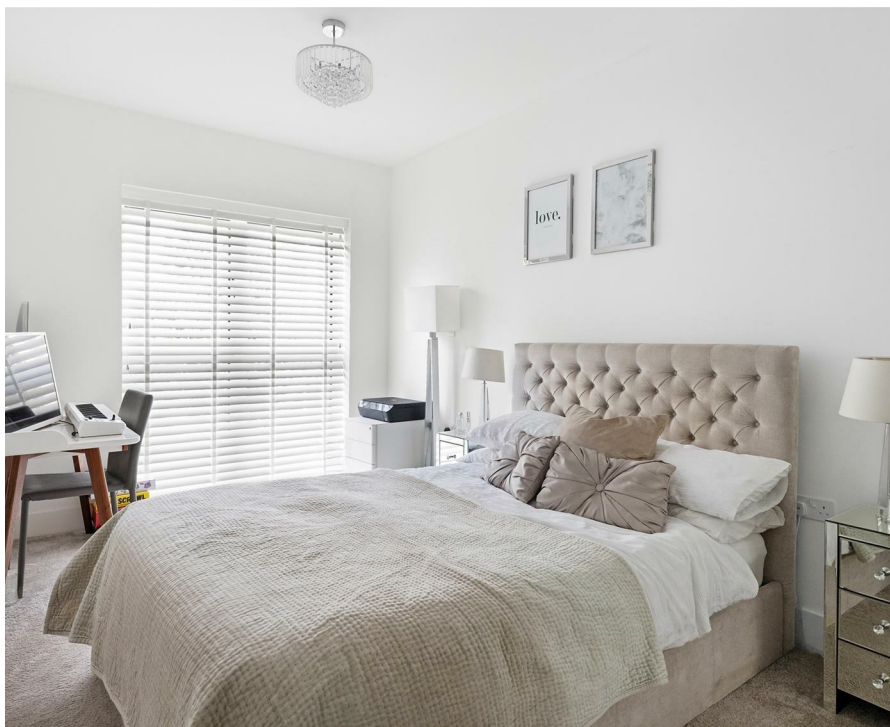
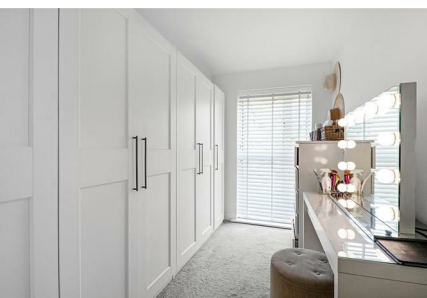
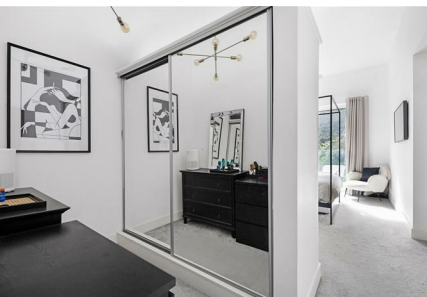
Holt Place | Purley | CR8 1DQ

Offers in excess of £795,000

- Contemporary, large end of terrace town house
- Accommodation across three floors, spanning over 1700 sq. ft.
- Modern open-plan kitchen/dining room with high quality fitted appliances, hard flooring and bi-fold doors
- Large Reception room currently used as a play room and WC to the ground floor
- Elegant lounge to the first floor with double aspect, floor-to-ceiling windows and sliding doors to a tranquil balcony
- Four bedrooms and three bathrooms including an en-suite to the primary bedroom
- Beautifully landscaped wrap-around rear garden with allocated parking with car port and EV charging
- Real feeling of privacy, situated in a tucked-away close and steps down to the secluded entrance and front garden
- Only 10 minutes walk to Purley and Riddlesdown train stations with excellent links in around 25 minutes to Central London
- Benefits from solar panels and underfloor heating



Space, style, stunning design and sought after location, this home has it all! Modern and contemporary feel throughout, not only in the presentation but in the features, with eco-living at it's finest!



Ground Floor

Entrance Hall

Kitchen/Dining Room

20'0 x 15'8 (6.10m x 4.78m)

Utility

Downstairs WC

Playroom

16'0 x 9'9 (4.88m x 2.97m)

First Floor

Landing

Living Room

16'5 x 15'8 (5.00m x 4.78m)

Bedroom

16'3 x 8'5 (4.95m x 2.57m)

Bathroom

Second Floor

Landing

Bedroom

20'9 x 10'9 (6.32m x 3.28m)

En-suite

Bathroom

Bedroom

12'3 x 7'0 (3.73m x 2.13m)

Bedroom

16'3 x 8'9 (4.95m x 2.67m)

Outside

Front Garden

Rear Garden

Double Parking Barn



Holt Place, CR8

Approximate Gross Internal Area
165.9 sq m / 1786 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. (ID1287576)

EPC Rating: B

23a High Street
Purley
Surrey
CR8 2AF
0208 660 8070
hello@loft-estates.co.uk