

44 Purley Park Road,  
Purley,  
Surrey CR8 2BS

**Guide Price £650,000 - £660,000**

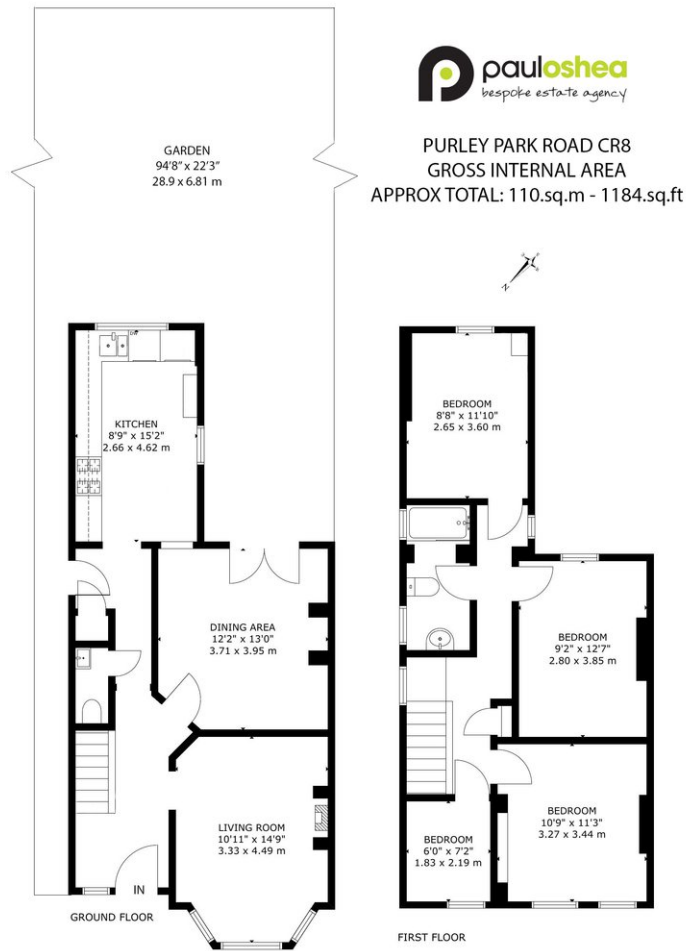


Set on a popular residential road conveniently positioned for Purley and Purley Oaks stations, this beautifully maintained four-bedroom semi-detached family home offers 1184 sq ft of bright, welcoming accommodation together with a wonderful south-west facing garden designed for modern family life and entertaining.

Lovingly cared for by the current owners, the property is presented in excellent condition throughout and immediately feels like a home that has been enjoyed and thoughtfully looked after over many years.

The ground floor provides two generous reception rooms, allowing flexible living and dining space for growing families, while the recently fitted kitchen offers ample storage and workspace together with room for a breakfast table, creating a sociable everyday hub of the home.

# Floorplan



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, sq footage & sq metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan 016652026. Not to scale. Floorplans, Photography, Virtual Tours, Inventory, Video & EPC's by www.crestedlondon.co.uk email: mark@crestedlondon.co.uk

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

## Features

- Four-bedroom semi-detached family home
- Approx. 1184 sq ft
- Excellent condition throughout
- Two reception rooms
- Newly fitted kitchen with space for breakfast table
- Downstairs WC

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