



5 Bedrooms | 2 Bathrooms | 1 Reception Room

Roffey Close | Purley | CR8 4BH

£540,000

LOFT

Roffey Close | Purley | CR8 4BH £540,000

- Beautifully presented 5 bedroom terraced house arranged over three floors
- Top floor main bedroom with luxury en-suite bathroom with separate shower and double sinks

- Stunning grey shaker style kitchen/diner with Neff appliances, solid worktops & bi-folds to patio area
- Modern family bathroom with separate shower cubicle & underfloor heating

Upon entering the inviting hallway, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the stunning grey shaker style kitchen/diner, featuring Neff appliances and solid worktops, making it an ideal space for both cooking and entertaining. The modern family bathroom features a separate shower cubicle, ensuring convenience for all.

- Very quiet location, ample free on street parking
- Bus links within walking distance with access to Purley and Reedham train stations



GROUND FLOOR

Entrance Hall

Reception Room

14'6 x 11'2 (4.42m x 3.40m)

Kitchen/Dining Room

22'8 x 13'7 (6.91m x 4.14m)

FIRST FLOOR

Landing

Bedroom

14'4 x 8'6 (4.37m x 2.59m)

Bedroom

14'2 x 9'4 (4.32m x 2.84m)

Bedroom

11'1 x 6'7 (3.38m x 2.01m)

Bedroom

11'5 x 10'8 (3.48m x 3.25m)

Bathroom

SECOND FLOOR

Landing

Bedroom

18'2 x 16'8 (5.54m x 5.08m)

En-Suite Bathroom

OUTSIDE

Rear Garden

78'7 x 25'7 (23.95m x 7.80m)

Outside Storage

10'8 x 4'8 (3.25m x 1.42m)

Front Garden

Roffey Close, CR8

Approximate Gross Internal Area
141.4 sq m / 1522 sq ft
Outside Storage = 6.1 sq m / 66 sq ft
Total = 147.5 sq m / 1587 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. (ID1342070)

EPC Rating: D



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