



4 Bedrooms | 1 Bathroom | 3 Reception Rooms

Purley Bury Close | Purley | CR8 1HU

Guide price £950,000

LOFT

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1HU

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- Chain free substantial detached home that is full of character
- Flexible accommodation spanning over 1800 sq. ft.
- Three reception rooms and a study that could be used as a 4th bedroom
- Vast lounge with views over the beautiful south facing rear garden with secluded large patio and lawn
- Spacious kitchen that leads through to the dining room
- Bonus utility room with access to the garage
- Off street parking for two cars and great size garage
- Quietly situated on a sought after tree lined cul-de-sac, only a short distance from Purley town centre and Riddlesdown with well regarded schools and transport links



A beautiful family home that is ready to move into but boasts an ample amount of space to make your own too. Stunning and quiet location, period features and a great size plot!



Ground Floor

Hallway

Reception Room

18'0 x 14'6 (5.49m x 4.42m)

Kitchen

13'10 x 13'4 (4.22m x 4.06m)

Dining Room

9'11 x 9'11 (3.02m x 3.02m)

Utility Room

8'4 x 8'0 (2.54m x 2.44m)

Downstairs WC

Multi-purpose Room

15'0 x 7'5 (4.57m x 2.26m)

Study/4th Bedroom

10'11 x 9'0 (3.33m x 2.74m)

First Floor

Landing

Bedroom 1

17'10 x 14'9 (5.44m x 4.50m)

Bedroom 2

13'11 x 10'0 (4.24m x 3.05m)

Bedroom 3

10'11 x 9'1 (3.33m x 2.77m)

Bathroom

Separate WC

Outside

Driveway

Front Garden

42'0 x 26'3 (12.80m x 8.00m)

Rear Garden

86'5 x 42'0 (26.34m x 12.80m)

Garage

15'5 x 8'8 (4.70m x 2.64m)



Purley Bury Close, CR8

Approximate Gross Internal Area
(including Garage)
173.3 sq m / 1865 sq ft



Ground Floor

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. (ID:1245793)



First Floor

EPC Rating: E

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