



4 Bedrooms | 2 Bathrooms | 1 Reception Room

Badgers Walk | Purley | CR8 3PX

**£875,000**

**LOFT**

Badgers Walk | Purley | CR8 3PX  
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- Substantial detached bungalow, built with a flint and brick facade
- Double garage and driveway
- Accommodation spanning over 1700 sq. ft., including the garage
- Extensive rear garden
- Four bedrooms and two bathrooms, including an en-suite to the primary bedroom
- Spacious lounge with triple aspect windows
- Recently updated throughout, ready to move into
- Sought after, West Purley location
- Chain free



Space, potential  
and beautifully  
situated, you  
couldn't ask for  
more. The  
perfect forever  
home.



## GROUND FLOOR

### Entrance Hall

### Sitting Room

22'5 x 14'7 (6.83m x 4.45m)

### Kitchen

13'6 x 10'8 (4.11m x 3.25m)

### Bedroom

13'8 x 12'2 (4.17m x 3.71m)

### Dressing Room

11'8 x 8'3 (3.56m x 2.51m)

### En-suite

### Bedroom

10'8 x 9'9 (3.25m x 2.97m)

### Bedroom

12'7 x 9'0 (3.84m x 2.74m)

### Bedroom

10'2 x 9'7 (3.10m x 2.92m)

### Bathroom

## OUTSIDE

### Driveway

### Rear Garden

96'1 x 80'3 (29.29m x 24.475m)

### Garage

19'6 x 18'9 (5.94m x 5.72m)



## Badgers Walk, CR8

Approximate Gross Internal Area  
126.2 sq m / 1356 sq ft  
Garage = 34.7 sq m / 374 sq ft  
Total = 160.9 sq m / 1732 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. (D1324758)

EPC Rating: D

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