



3 Bedrooms | 1 Bathroom | 3 Reception Rooms

Hartley Down | Purley | CR8 4EF

Guide price £610,000

LOFT

**Hartley Down |
Purley | CR8 4EF
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- Spacious semi-detached, modern home
- Driveway and garage to the front
- Flexible accommodation with three receptions, with one currently being used as a fourth bedroom
- Modern kitchen with fitted appliances
- Bay windows to the reception room and bonus downstairs WC
- Good size bedrooms and elegant bathroom
- Substantial garden with store room
- Ideally located for bus links, Reedham train station and great schools

Ground Floor

Hallway

Reception Room
14'3 x 11'9 (4.34m x 3.58m)

Reception Room/Bedroom
11'9 x 11'9 (3.58m x 3.58m)

Kitchen
11'6 x 8'7 (3.51m x 2.62m)

WC

Reception Room
26'7 x 15'3 (8.10m x 4.65m)

First Floor

Landing

Bedroom
14'8 x 12'3 (4.47m x 3.73m)

Bedroom
12'0 x 12'0 (3.66m x 3.66m)

Bedroom
8'9 x 7'6 (2.67m x 2.29m)

Bathroom

Outside

Driveway

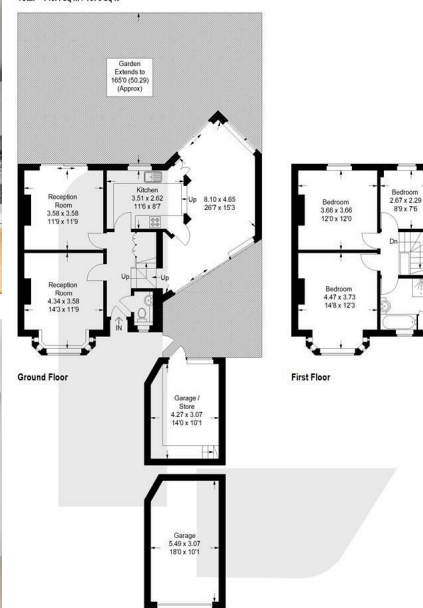
Garage
18'0 x 10'1 (5.49m x 3.07m)

Rear Garden

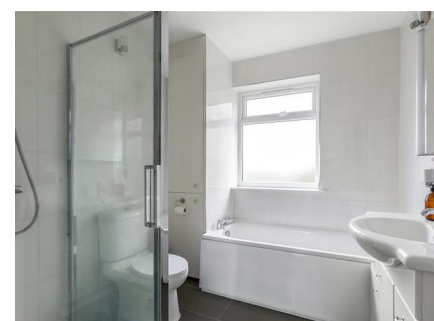
Store Room
14'0 x 10'1 (4.27m x 3.07m)



Hartley Down, CR8
Approximate Gross Internal Area
116.1 sq m / 1250 sq ft
Garages / Store = 30.3 sq m / 328 sq ft
Total = 146.4 sq m / 1578 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, windows and compass bearings before making any decisions reliant upon them. (01207913)



EPC Rating: D

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