



3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Whytecliffe Road North | Purley | CR8 2AS

**Guide price £730,000**

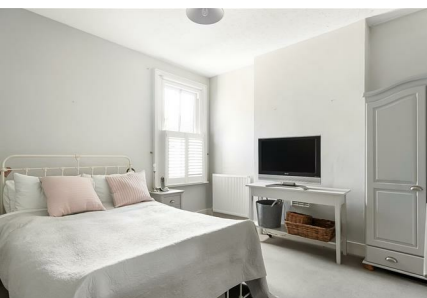
**LOFT**

Whytecliffe Road North | Purley |  
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- Chain free Victorian semi-detached home
- Driveway to the front, located on a sought-after tree-lined road
- Beautiful, level rear garden with patio and lawn
- Boasting period charm throughout with high ceilings, bay windows, original coving and ceiling roses
- Spacious lounge with fireplace and double doors that lead to the garden
- Fitted kitchen with large, sliding wooden doors to separate the dining room
- Three larger than average bedrooms with windows that flood the rooms with light
- Ideally situated, tucked away from the hustle and bustle but a short stroll to Purley town centre and train station
- Within close proximity to excellent primary and secondary schools



Having been loved by the same family for over 40 years, period character and charm flows throughout. Bright, spacious rooms and beautifully maintained throughout, this home is so perfectly situated for a family that wants all amenities on our doorstep.



## Ground Floor

### Entrance Hall

### Reception Room

27'0 x 13'6 (8.23m x 4.11m)

### Breakfast Room

12'6 x 12'4 (3.81m x 3.76m)

### Kitchen

12'3 x 12'8 (3.73m x 3.86m)

### Downstairs WC

### First Floor

### Landing

### Bedroom

17'0 x 14'4 (5.18m x 4.37m)

### Bedroom

15'2 x 12'8 (4.62m x 3.86m)

### Bedroom

12'4 x 12'3 (3.76m x 3.73m)

### Bathroom

### Outside

### Driveway

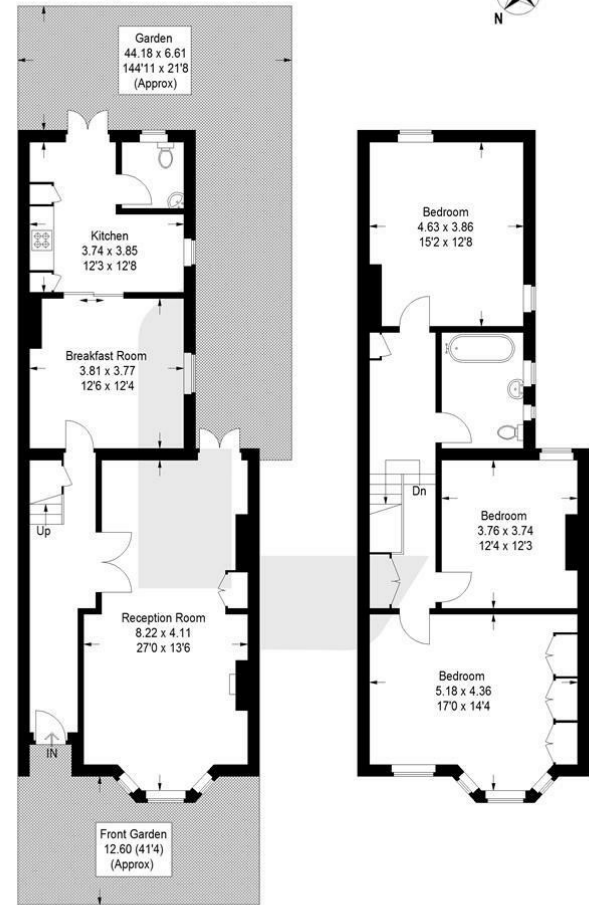
### Garden

144'11 x 21'8 (44.17m x 6.60m)



## Whytecliffe Road, CR8

Approximate Gross Internal Area  
144.0 sq m / 1560 sq ft



**Ground Floor**

**First 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. (ID1297000)

EPC Rating: E

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