



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

The Close | Purley | CR8 2QD

£520,000

LOFT

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- Chain free four bedroom semi-detached family home
- Quiet cul-de-sac location
- Extended bedroom/study with shower room on the ground floor
- In need of modernisation throughout
- Lots of potential for refurbishment and reconfiguration
- Large brick built out house with snooker table
- Two separate large loft spaces with one being fully boarded
- Excellent location for great schools and transport links

Ground Floor	Bedroom 14'3 x 13'5 (4.34m x 4.09m)
Hallway	
Reception Room 14'4 x 13'2 (4.37m x 4.01m)	Bedroom 13'7 x 11'0 (4.14m x 3.35m)
Reception Room 14'4 x 10'7 (4.37m x 3.23m)	Bedroom 9'8 x 8'1 (2.95m x 2.46m)
Kitchen 17'4 x 7'5 (5.28m x 2.26m)	Bathroom
Bedroom 14'2 x 10'6 (4.32m x 3.20m)	Separate WC
En-suite	Outside
First Floor	Rear Garden 42'5 x 30'0 (12.93m x 9.14m)
	Outbuilding 22'3 x 14'7 (6.78m x 4.45m)



The Close Purley, CR8
Approximate Gross Internal Area
120.0 sq m / 1292 sq ft
Outbuilding = 20.4 sq m / 222 sq ft
Total = 140.4 sq m / 1519 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. (D1210214)



EPC Rating: E

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