



2 Bedrooms | 1 Bathroom | 2 Reception Rooms

Glenn Avenue | Purley | CR8 2AJ

**£425,000**

**LOFT**

Glenn Avenue |  
Purley | CR8 2AJ  
£425,000

- Beautifully presented semi-detached home in the heart of Purley
- Private driveway
- Open reception room with space for lounging and dining
- Separate kitchen area, with modern appliances
- Mature, level rear garden with side access
- Two bedrooms and a bonus study room on the first floor, perfect for anyone working from home
- Immaculate fully tiled bathroom with walk-in shower
- Ideally situated minutes walk from Purley train station and town centre

## Ground Floor

### Entrance Hall

### Reception Room/Diner

18'9 x 17'4 (5.72m x 5.28m)

### Kitchen

8'9 x 5'9 (2.67m x 1.75m)

## First Floor

### Landing

### Bedroom

11'3 x 10'7 (3.43m x 3.23m)

### Bedroom

11'1 x 8'0 (3.38m x 2.44m)

### Study

6'5 x 5'9 (1.96m x 1.75m)

## Bathroom

## Outside

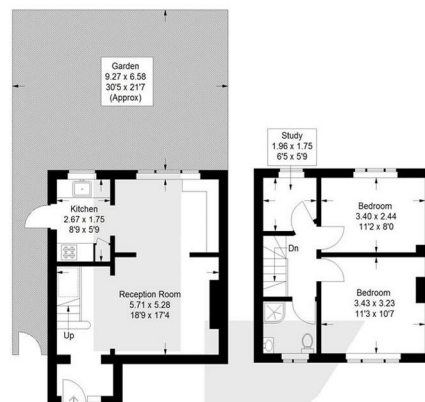
## Driveway

## Rear Garden

30'5 x 21'7 (9.27m x 6.58m)



Glenn Avenue, CR8  
Approximate Gross Internal Area  
63.8 sq m / 687 sq ft

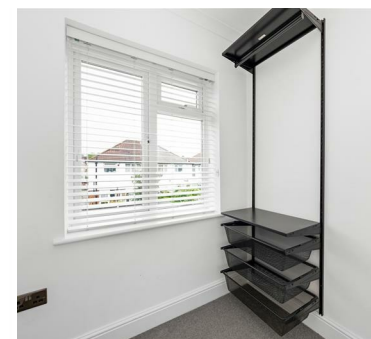


Ground Floor

First Floor

Legend:  = Reduced headroom below 1.5 m / 5 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. (D1309501)



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EPC Rating: D

