



5 Bedrooms | 4 Bathrooms | 2 Reception Rooms

Purley Bury Close | Purley | CR8 1HW

Guide price £975,000

LOFT

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1HW
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- Generous family home in a quiet, tree lined cul-de-sac
- Accommodation across three floors and spanning over 2,500 sq. ft.
- Garage and driveway to the side of the property
- High quality appliances and finishing throughout
- Modern open plan kitchen/breakfast room with island
- Four bathrooms, including two en-suites, downstairs WC, utility room and bonus study room
- Stones throw to the popular Purley Bury Tennis Club
- Walking distance to Purley, Purley Oaks & Riddlesdown train stations
- Great location for both state and private schools for all ages



The perfect family home, with an abundance of space and high quality on offer throughout. Spread across three floors, perfectly located for privacy yet convenience!



GROUND FLOOR

Entrance Hall

Reception Room

22'7 x 18'0 (6.88m x 5.49m)

Study

8'10 x 7'7 (2.69m x 2.31m)

Utility Room

7'3 x 6'10 (2.21m x 2.08m)

Cloakroom

Kitchen/Breakfast Room

20'4 x 17'0 (6.20m x 5.18m)

FIRST FLOOR

Bedroom

19'5 x 11'1 (5.92m x 3.38m)

En-suite

Bedroom

11'11 x 11'2 (3.63m x 3.40m)

Bathroom

Bedroom

18'8 x 14'6 (5.69m x 4.42m)

En-suite

SECOND FLOOR

Bedroom

16'3 x 12'0 (4.95m x 3.66m)

Bedroom

13'9 x 8'8 (4.19m x 2.64m)

Shower Room

OUTSIDE

Driveway

Garage

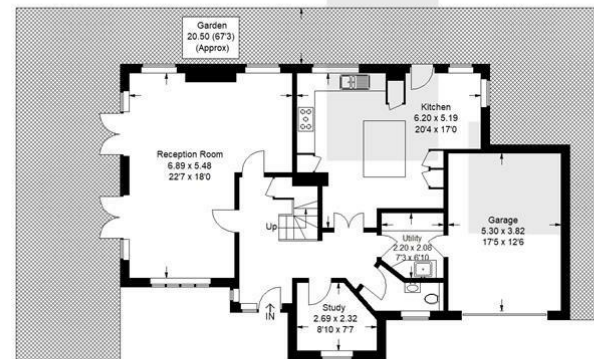
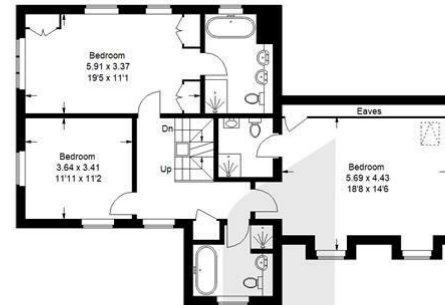
17'5 x 12'6 (5.31m x 3.81m)

Rear Garden



Purley Bury Close, CR8

Approximate Gross Internal Area
(Including Garage / Excluding Eaves)
239.5 sq m / 2578 sq ft



Ground Floor

Second 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. (D1328716)

EPC Rating: C

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