

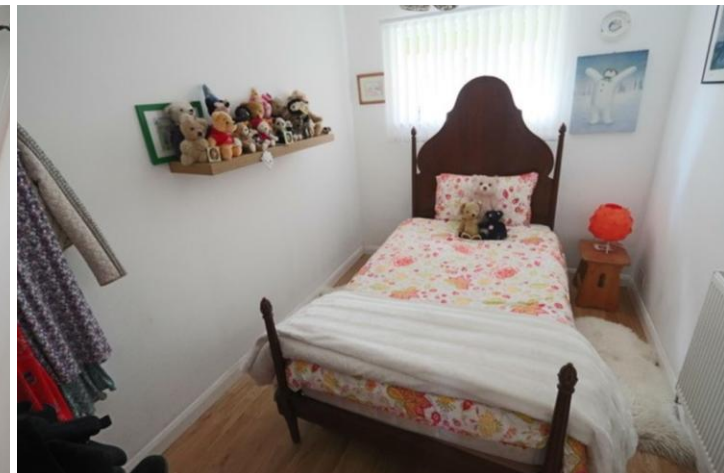


33a Hartley Old Road,
Purley, CR8 4HH – Offers In Excess of £650,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

An opportunity to acquire this bright, spacious detached bungalow in a most sought-after residential area of Purley having been sympathetically modernised by the current owner providing a contemporary feel throughout with superb adaptable living accommodation currently comprising three bedrooms with en-suite shower room to the principle bedroom, modern fitted kitchen / breakfast room, spacious reception room, separate fitted bathroom and utility room. Positioned within a good-sized plot and set well back from the road the property boasts a driveway providing ample parking for several cars along with a detached garage and a secluded level, mostly laid to lawn, garden and patio to the rear of the property. Situated in this well-established residential area being close to Coulsdon Manor golf course and the green open spaces of Farthing Downs with both Old Coulsdon village and Purley town nearby. The area offers a good selection of schools for all ages, recreational facilities and excellent transport links including buses and trains from the nearby Reedham railway station. In addition, it is ideally placed for easy access to the M23 / M25 motorways.

- Well-Presented Detached Bungalow
- Adaptable Accommodation
- Spacious Reception Room
- Three Bedrooms
- En-Suite to Principle Bedroom
- Contemporary Kitchen / Breakfast Room
- Family Bathroom
- Utility Room
- Driveway with Ample Off Road Parking
- Detached Garage





Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

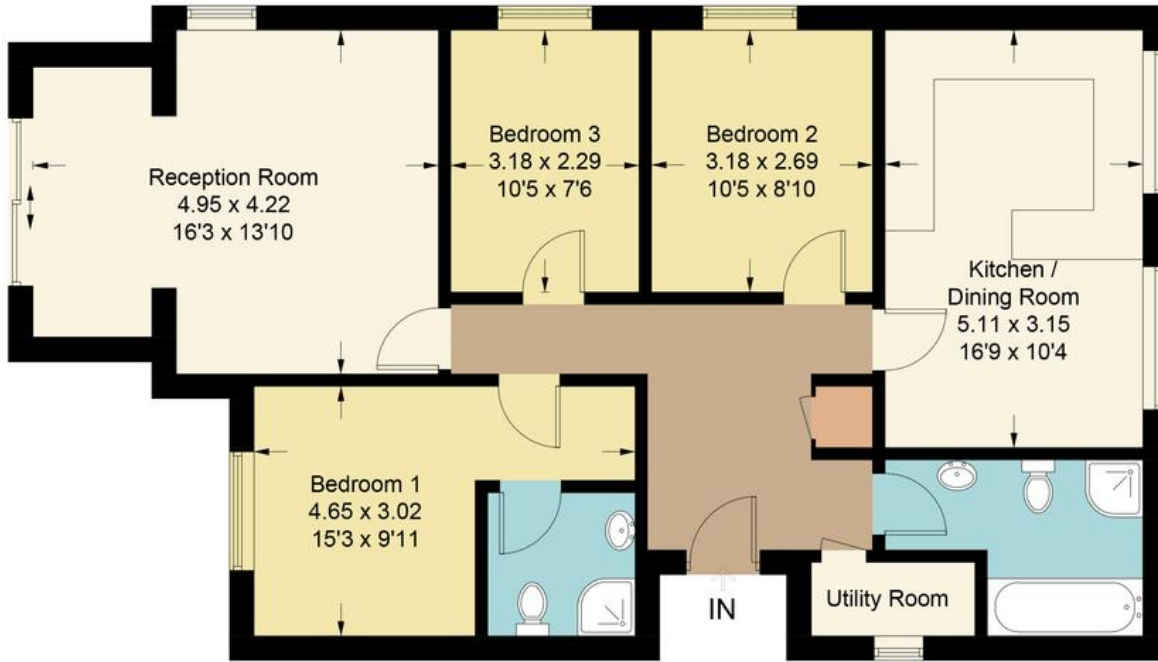
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.

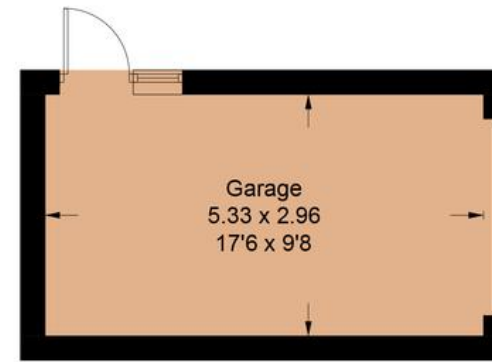


Hartley Old Road, Purley, CR8

Total Approximate Gross Internal Area = 87.3 sq m / 940 sq ft
 Garage = 15.7 sq m / 169 sq ft
 Total = 103 sq m / 1109 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID736841)



Call us on **020 8668 5344 / 01737 551111**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		