

FOR SALE



Hartley Hill, Purley, CR8 4EL

A 3 Bedroom Semi-Detached House in Need of Updating

Guide Price £500,000 - £525,000 Freehold

MARTIN&CO



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Hartley Hill, Purley, CR8 4EL

3 Bedrooms & 1 Bathroom

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Freehold

- Extended Semi-Detached House
- Two Reception Rooms
- Three Bedrooms
- Garage
- Large Rear Garden - 0.18 Acre Plot

Situated on the tranquil outskirts of Purley, this three-bedroom semi-detached house offers an exceptional opportunity for those looking to create their ideal family home.

Inside, the accommodation now needs updating, providing the perfect blank canvas for refurbishment to personal taste. The sizeable layout affords an entrance hall, a downstairs cloakroom/wc, a 16' reception room, a 15' kitchen/breakfast room, a dining room extension at the rear with a large picture window overlooking the rear garden, a bright landing, a 16' dual aspect master bedroom, two further good-size bedrooms and a family bathroom/wc.

Outside, the property also features a very generous back garden - perfect for entertaining, gardening, or enjoying peaceful outdoor relaxation, with an overall plot size of 0.18 acres. The elevated position also provides delightful views adding an uplifting sense of space.

Parking is provided by the detached garage set into the front garden and plentiful free parking in the road outside.

Location is a key asset. Reedham Station is in close proximity for swift and easy journeys into central London and beyond, while the A23 can be quickly reached for direct routes to the M25, Heathrow Airport, and the M23 for access to Gatwick Airport, Brighton and the South Coast.

A seldom-available property, this home is sure to attract significant interest.

Early viewing is strongly encouraged.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |



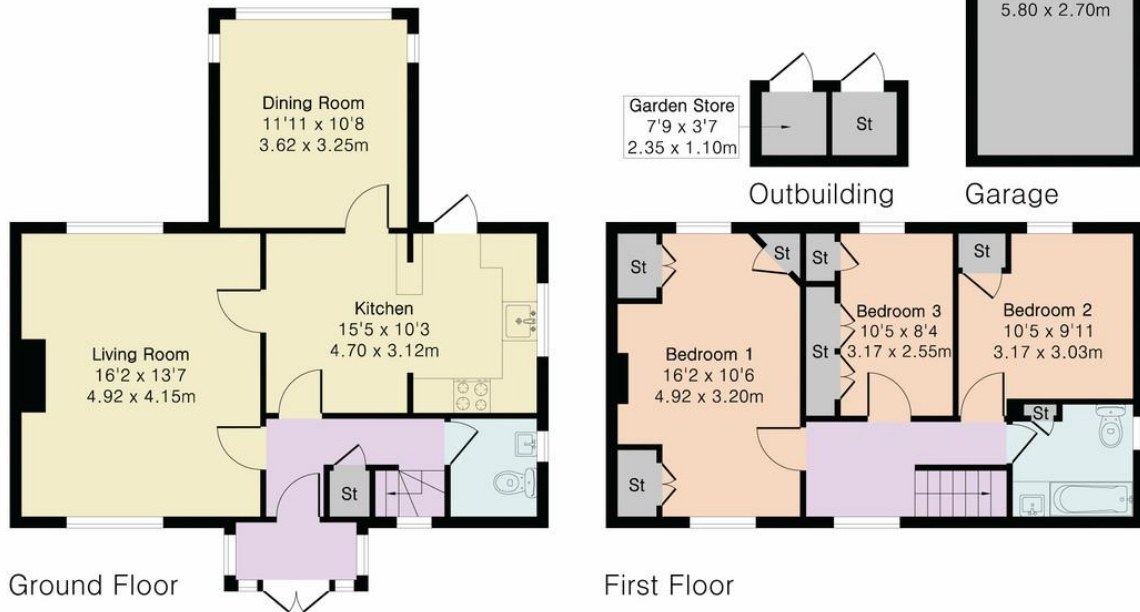
**Approximate Gross Internal Area 1103 sq ft - 102 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 629 sq ft – 58 sq m

First Floor Area 474 sq ft – 44 sq m

Garage Area 169 sq ft – 16 sq m

Outbuilding Area 28 sq ft – 3 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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