



**8, Foxley Gardens,
Purley, Surrey CR8 2DQ – Price: Offers in Excess of £450,000**

Mark Youll
SALES & LETTINGS

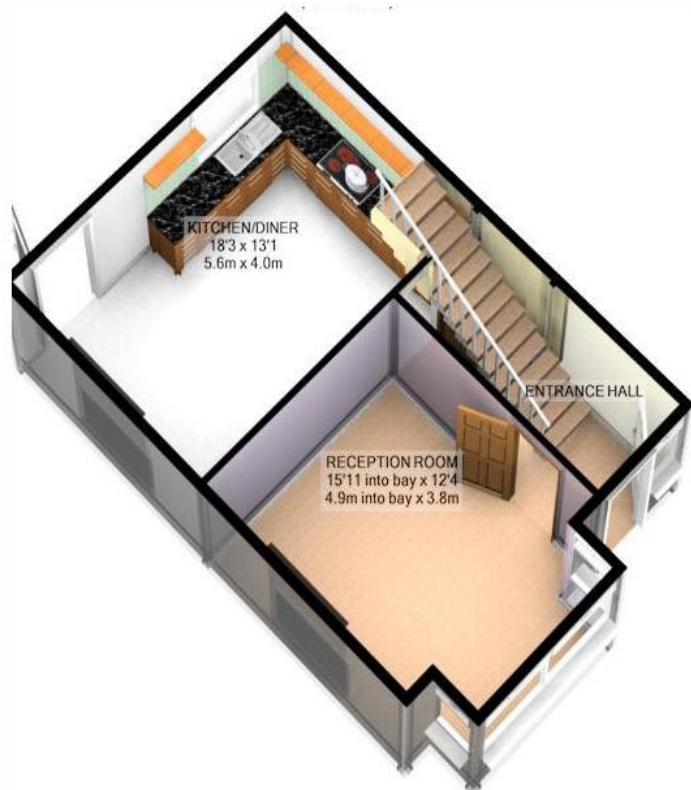
A well presented end of terrace family home located within this cul de sac situated in popular residential location close to Purley town centre and mainline station.

The property boasts a lounge, delightful 18' x 13'1 kitchen family room with modern fitted wall and base units with granite style work surfaces above. There is a combination range with spaces for other appliances and a water softener. The kitchen enjoys a garden aspect with a doors leading to the rear garden. The first floor offers three bedrooms and a family bathroom, with further staircase to the master bedroom with Ensuite shower facilities. Internally the property has period features including fire surrounds in the kitchen and lounge. These features are complemented by a host of modern facilities. Externally there is a level rear garden laid to lawn with paved terrace.

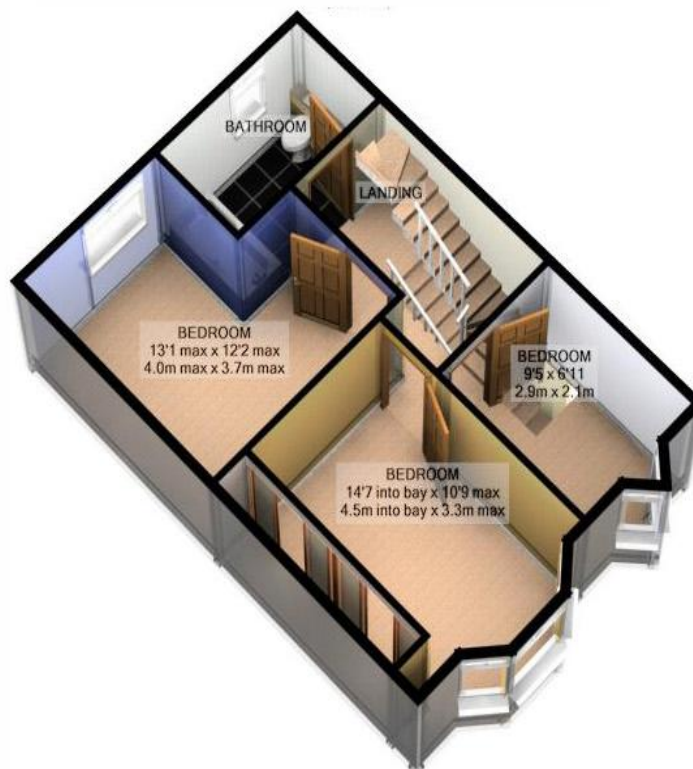
EPC D 57

- Four Bedroom End of Terrace
- Lounge
- Modern 18' x 13'1 Kitchen Family Room
- Modern Family Bathroom
- Ensuite Shower Room
- Period Fireplaces in Lounge and Kitchen
- Garden laid to Lawn
- Central Heating with Column Radiators
- Close to Purley Town Centre





GROUND FLOOR
APPROX. FLOOR
AREA 504 SQ.FT.
(46.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 260 SQ.FT.
(24.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1252 SQ.FT. (116.4 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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