



RAYNERS
TOWN & COUNTRY

HARTLEY DOWN
PURLEY, SURREY, CR8 4EF

63 HARTLEY DOWN

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OFFERS IN EXCESS OF £875,000

Situated in the sought after 'Hartley' area of Purley is this four double bedroom detached home offered to the market for the first time in over 30 years. The property has been extended and provides spacious and flexible accommodation for a growing family and there is still potential to extend S.T.P.P into the loft space or the garage should you need too. To the ground floor there are three reception rooms, a fitted kitchen, a utility room and a downstairs cloakroom.

Upstairs are four double bedrooms, one ensuite and a family bathroom, with spa bath and underfloor heating. Outside there is a 150ft rear garden with mature trees and shrubs and a good sized patio area. To the front there is a garage and further off street parking. Hartley Down is situated a short walk from Reedham Station as well as Coulsdon Town and Coulsdon South Station with trains to London Bridge and Victoria. Properties in this road are very rarely available so call now to register your interest.



“Situated in the sought after ‘Hartley’ area of Purley and offered to the market for the first time in thirty years”







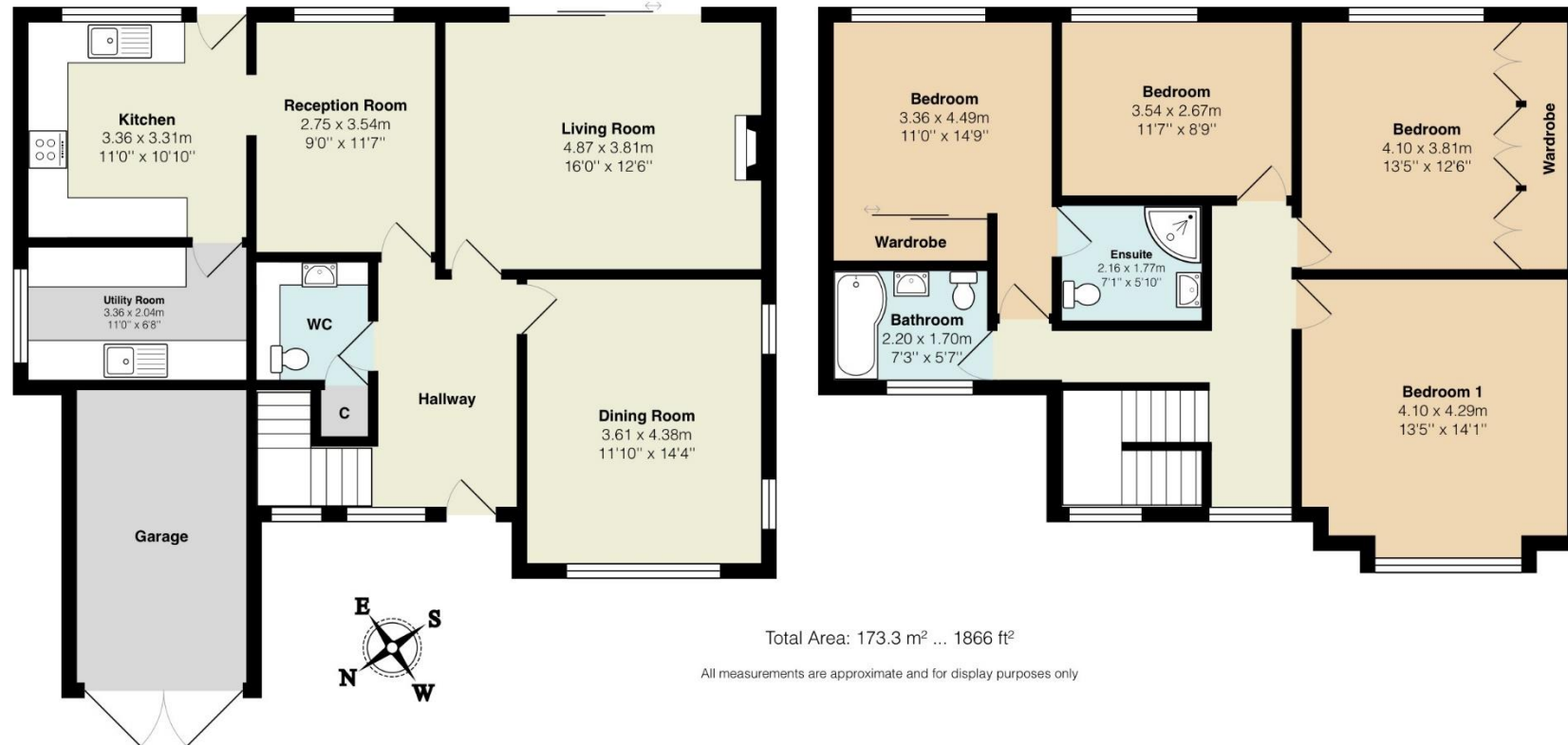
- Detached Family home
- Four double bedrooms
- Ensuite to master bedroom
- Three reception rooms
- Fitted kitchen
- Separate Utility room
- Downstairs cloakroom
- Family bathroom
- 150ft rear garden
- Garage
- Off Street Parking
- Further potential to extend S.T.P.P into the loft or garage
- Close to train stations
- Sought after location.



“150FT rear garden with mature trees and shrubs and a good sized patio area.”



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Tenure: Freehold

Local Authority: Croydon Council

Council Tax Band: G

EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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