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MARRIOTT VERNON
ESTATE AGENTS



87 Old Lodge Lane, Purley, CR8 4DP

Offers in excess of £525,000



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Offers in excess of £525,000

Fully Refurbished Three Double Bedroom Chalet Bungalow
Architectural Drawlings for Extension
Beautiful Open Plan Reception/Kitchen and Further Reception
120' Rear Garden
Triple, Double and Specialised UV Glazing present in Property

Chain Free
Versatile Living Space
Family Bathroom and Plumbing for Additional First Floor Shower Room
Private Parking for 2/3 Cars, with Wiring for for EV Charger and Garage via shared Driveway
Close to Transport Links, Schools and Amenities

Marriott Vernon present this superbly refurbished three double bedroom chalet bungalow with 120' garden (recently rotavated and re seeded), private parking for 2/3 cars to the front, with wiring for EV charger and garage via shared drive, ideally situated in a popular residential location close to transport links, schools and amenities.

The property offers bright and spacious accommodation, with versatile layout, along with significant potential for extension. Architectural drawings for a 'Dorma' extension to add an additional bedroom upstairs, an extension to the living room and an annexe to the garage are included – designed so no planning permission is needed. (just building regs)

The accommodation comprises a fantastic open plan reception/kitchen opening onto the garden, reception room, ground floor bathroom, utility room, stunning full height atrium with galleried landing, two bedrooms and a room plumbed as a shower room upstairs, and a further ground floor bedroom.

The property benefits from gas central heating and triple glazing to the bedrooms with specialised quartz glazing (Vita glass) in the living room allowing beneficial UV rays through for health benefits whilst blocking harmful UV radiation. Thoughtful and meticulous planning has included plumbing and wiring to the garage and first floor, to accommodate and simplify any future extension works.

The property is conveniently located within a short distance of Reedham station providing good connections into Central London, and close to regular bus routes offering links to the surrounding area. Purley town centre is within easy reach with its array of shopping facilities, bars, cafes and restaurants. The area is also well served by beautiful open spaces, woodland and sports facilities ideal for recreation, as well as excellent local schools including Beaumont Primary, Harris Academy and Woodcote Primary. Purley features an excellent mainline station with fast and frequent services to Central London.



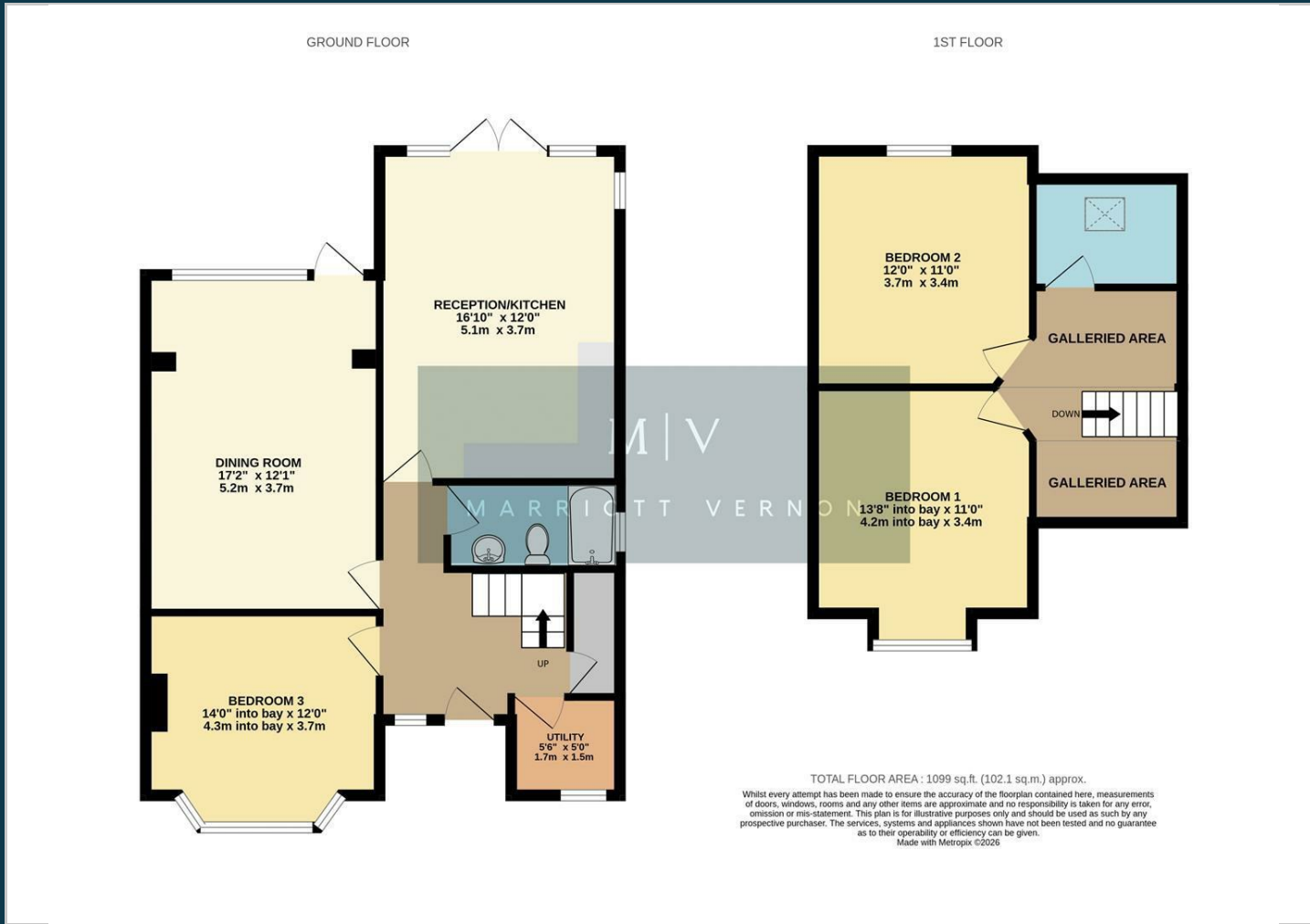




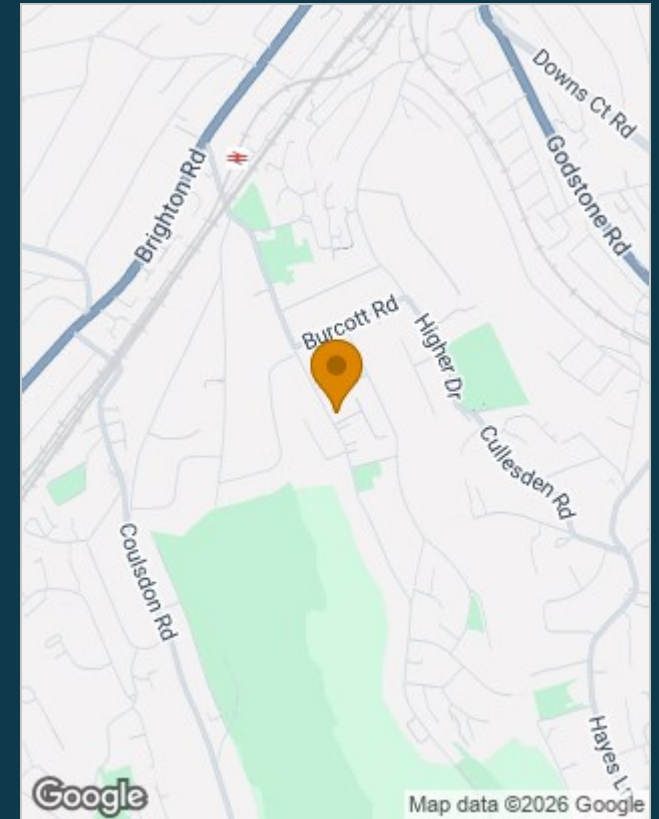
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Floor Plans



Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | 77 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.