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MARRIOTT VERNON
ESTATE AGENTS

98 Hartley Down, Purley, CR8 4EB

Guide price £500,000



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98 Hartley Down

Purley, CR8 4EB

Substantial Four Bedroom Detached House

Scope to Modernise

Well Equipped Kitchen/Breakfast Room

Front and Rear Gardens

No Chain

Popular Residential Location

Two Separate Reception Rooms

Upstairs Bathroom and Ground Floor WC

Off Street Parking

Close to Transport Links, Schools and Amenities

Guide Price £500,000 - £550,000 Marriott Vernon present to the market this four bedroom detached property with front and rear gardens, off street parking and no onward chain, conveniently situated in a popular residential location close to transport links, local shops, schools and amenities. The property would now benefit from a programme of modernisation, offering bright and spacious accommodation over two floors with excellent scope to modernise and update to suit own taste. Features include two reception rooms (one formerly a garage), older style kitchen/breakfast room, upstairs bathroom, ground floor WC, gas central heating and double glazing.

Accommodation comprises entrance hall with stairs rising to the first floor, and access to guest WC leading into the bright and spacious reception room with space for relaxing and entertaining. The separate kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor, electric oven, and further space for appliances. A doorway leads through to the dining room, with sliding doors onto the garden. To the first floor, there are four well proportioned bedrooms - two doubles and two singles - plus a family bathroom with white three piece suite.

The property is conveniently located within easy access of Coulsdon Town and Reedham stations, each providing good connections into Central London. Regular bus routes also offer links to the surrounding area. Coulsdon and Purley town centres are within easy reach providing an array of shopping facilities, bars, cafes and restaurants. The area is also well served by beautiful open spaces and woodland, ideal for recreation. Purley also features an excellent mainline station with fast and frequent services to Central London and the M25 and M23 are also situated locally offering excellent links to Gatwick and Heathrow.

Viewings are highly recommended.

Guide price £500,000



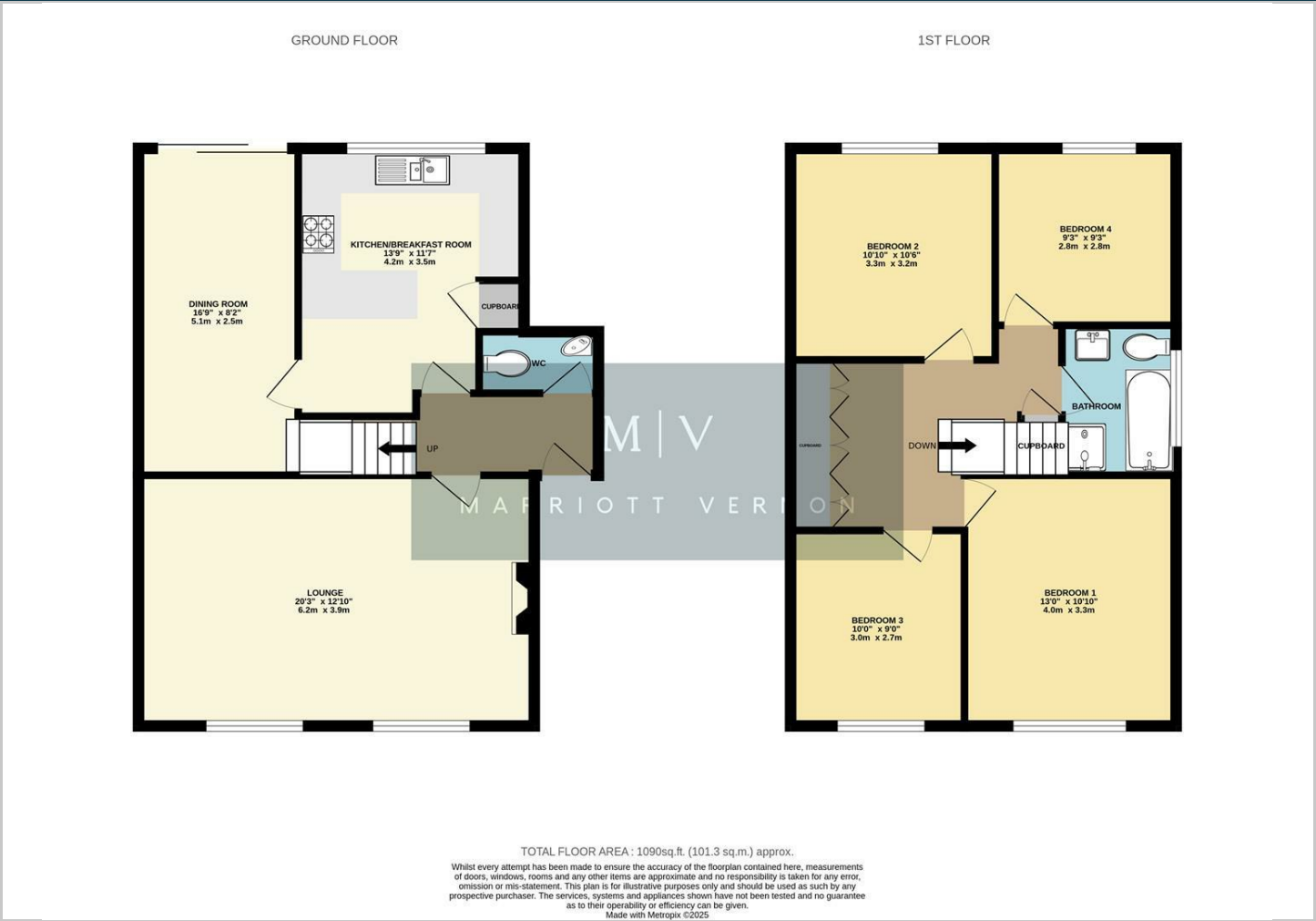




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Floor Plans

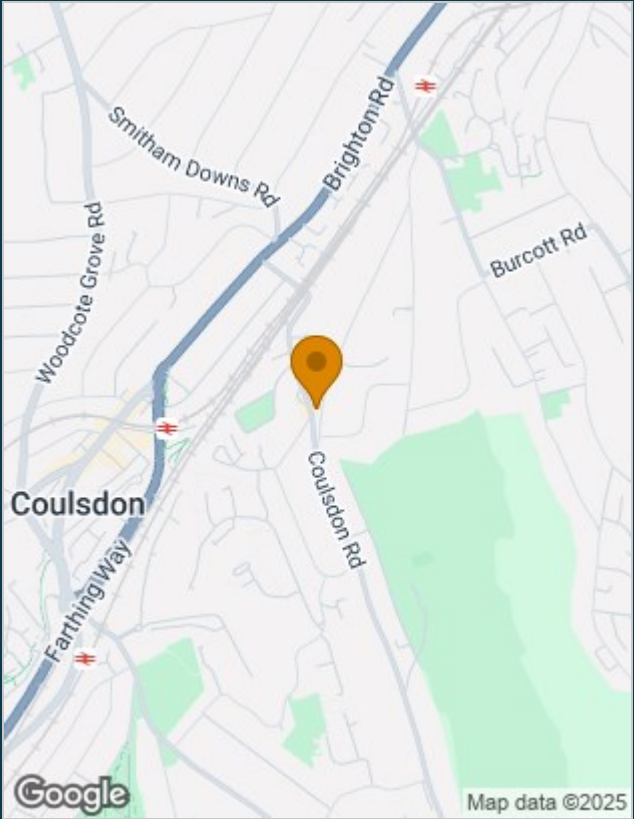


Viewing

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.

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.

Location Map



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