



Ground Floor



Floor 1

Approximate total area<sup>†</sup>  
**1184.00ft<sup>2</sup>**  
**110m<sup>2</sup>**

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



EST 1973  
**Paul Meakin** Asking Price of £600,000 Olden Lane, Purley, CR8 2EH  
 ESTATE AGENTS



Paul Meakin would like to welcome to the market this immaculate larger style three bedroom semi detached 1914 home with an abundance of character features, all restored by the current owner. Situated in a sought after location within 0.3 miles of Purley train station and town centre, this property is a true hidden gem. Internally boasting two separate reception rooms, refitted kitchen, utility room, three good sized bedrooms, a refitted family bathroom plus invaluable off street parking via the driveway. The landscaped garden is a real treat and should be entered into a cottage garden competition! This style of house lends itself well to further scope to extend STPP; a loft conversion is a popular option creating master bedroom with ensuite or additional bedrooms. Viewing is advised to appreciate location, presentation and size. Council Tax band E and square footage is 1184 sq ft /110 m2



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	84
(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



TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Larger style three bedrooms
- Two receptions rooms
- Refitted kitchen
- Landscaped secluded garden
- Off street parking
- Potential for loft conversion STPP
- 0.3 mile Purley station
- Well presented throughout
- Viewing is advised



ENTRANCE HALL  
18'2" x 4'6" (5.55m x 1.38m)

DINING ROOM  
14'6" x 13'11" (4.44m x 4.25m)

LOUNGE  
14'7" x 10'6" (4.45m x 3.21m)

KITCHEN  
13'0" x 7'11" (3.97m x 2.43m)

LANDING

BEDROOM ONE  
15'3" x 11'6" (4.66m x 3.53m)

BEDROOM TWO  
13'3" x 10'0" (4.04m x 3.07m)

BEDROOM THREE  
10'7" x 6'11" (3.25m x 2.12m)

BATHROOM  
5'5" x 8'5" (1.67m x 2.57m)

GARDEN

DRIVEWAY

