



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 and 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



EST 1973
Paul Meakin
ESTATE AGENTS

Asking Price of £600,000 Olden Lane, Purley, CR8 2EH



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

- 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

