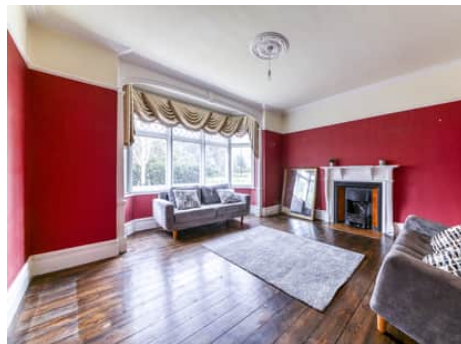


Truuli



Foxley Lane, Purley, Surrey, CR8

£950,000 Freehold

- Large semi-detached home
- Six double bedrooms
- Scope to extend further
- Separate garage
- Off street parking
- Prime location

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

Email: save@truuli.co.uk Web: www.truuli.co.uk

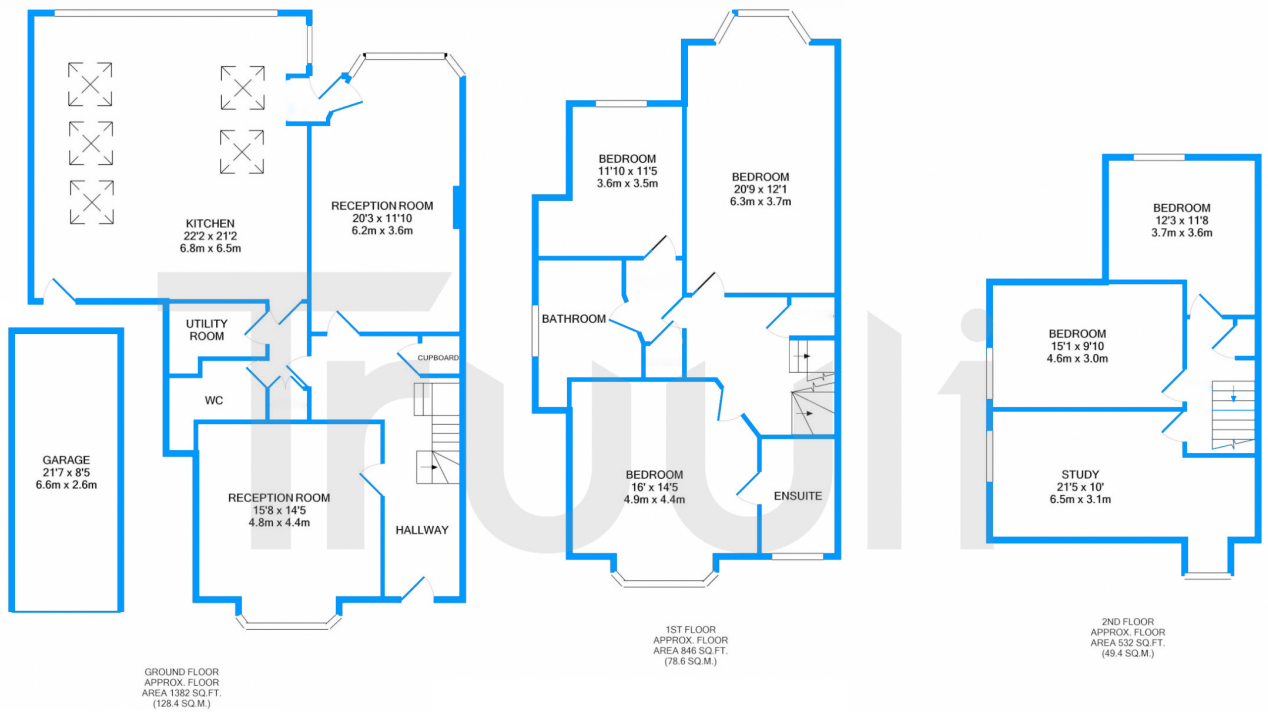
Foxley Lane, Purley, Surrey, CR8

£950,000 Freehold

This is an exciting opportunity to acquire a lovely home, in a prime location with no onward chain. Occupying over 2700 sqft the property is pining for a buyer to come along and add their own cosmetic touch throughout.

Upon entry, there is a welcoming hallway, a large living with a bay window, a utility room, W/C and a second reception room looking onto the garden along with a large kitchen providing ample space to wine and dine your family and/or guests. As you ascend to the first floor there are three double bedrooms, one of which has an en suite and a large three-piece bathroom. At the very top of the house, there are a further three double bedrooms. The property further benefits from a garage, off-street parking, a large tiered garden and scope to extend further.

Foxley Lane is located within close proximity to the main town centre of Purley and is within close proximity to Purley Rail Station. There are also 30 schools within 2 miles of the property itself.



TOTAL APPROX. FLOOR AREA 2760 SQ.FT. (256.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	78		0
	63		
<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>	

