

Truuli



Higher Drive, Purley, Surrey, CR8 2HE

£685,000 Freehold

- Four double bedrooms
- Off street parking
- Steam shower/bath
- Chain free
- Summer house/conservatory
- Electric car charging port
- Excellent transport links
- Close to well ranked Ofsted schools

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

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

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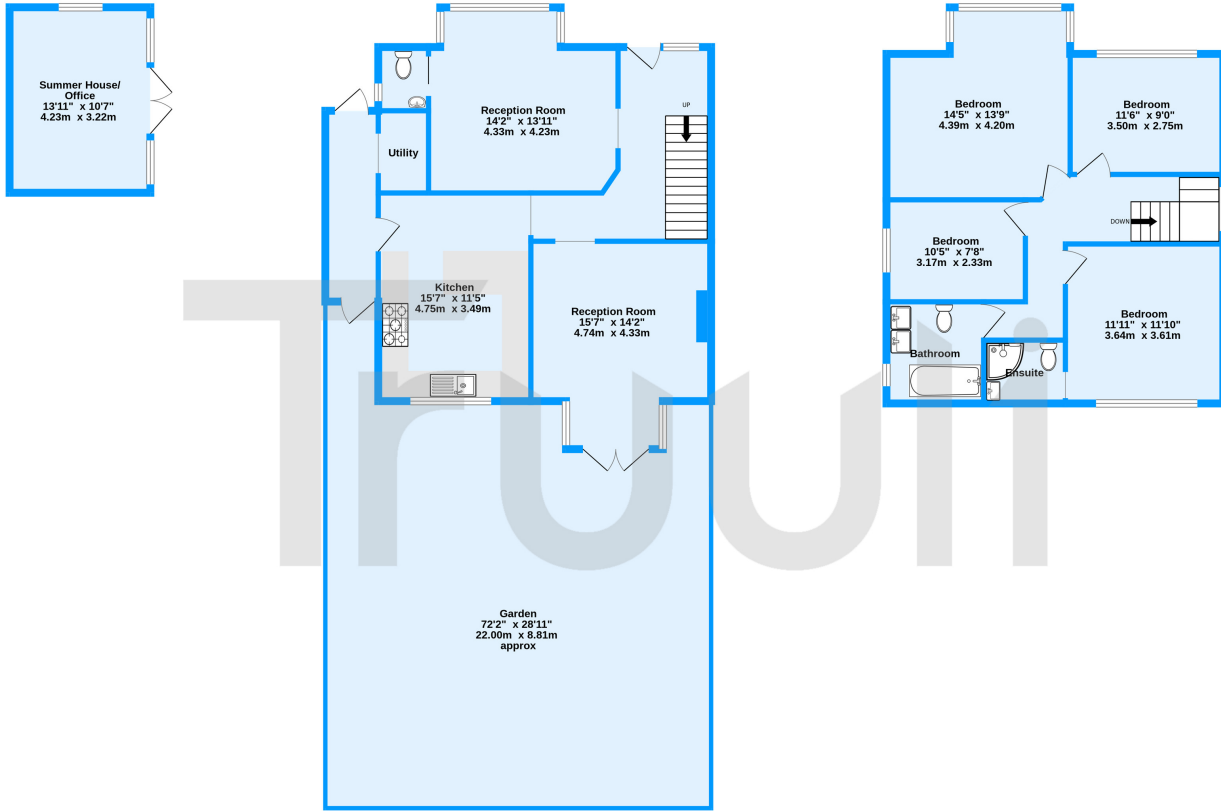
*** Vendors comments *** "As much as we love this home, it is the right time for us to move on and let a new family enjoy here as much as we have. We have had nothing but a magical stay here. We hope the next owners will find it as welcoming and special as we have.

We look forward to welcoming you to view this exceptional property".

Garden Room
147 sq.ft. (13.6 sq.m.) approx.

Ground Floor
767 sq.ft. (71.2 sq.m.) approx.

1st Floor
692 sq.ft. (64.3 sq.m.) approx.



Higher Drive, Kenley, CR8

TOTAL FLOOR AREA : 1606 sq.ft. (149.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

