



76 Downs Court Road, Purley

£700,000 Freehold

 **haboodle**

Set on Downs Court Road in Purley, this wider-than-average semi-detached family home offers generous proportions, a well-balanced layout and a south-facing garden that genuinely sets it apart.

From the outside, it looks fairly traditional, but once inside, the space becomes clear. The ground floor provides two separate reception rooms, giving flexibility for family living and entertaining. The dining room flows naturally into the conservatory, which benefits from the elevated position and open outlook across the rear garden. The kitchen has been refurbished and offers ample worktop space, integrated appliances, and direct access to the rear garden. A downstairs WC completes the ground floor.

Upstairs is where this house really stands out. Being wider than the typical semi on the road, all three bedrooms are genuine double rooms, not compromised third bedrooms. Two of the bedrooms enjoy views over the rear garden, reinforcing the sense of openness. The layout is also

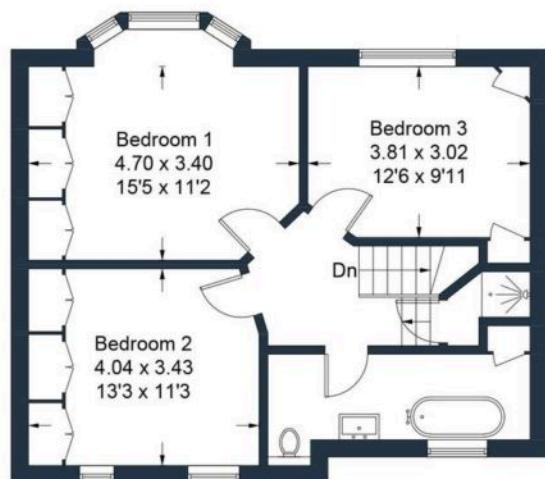
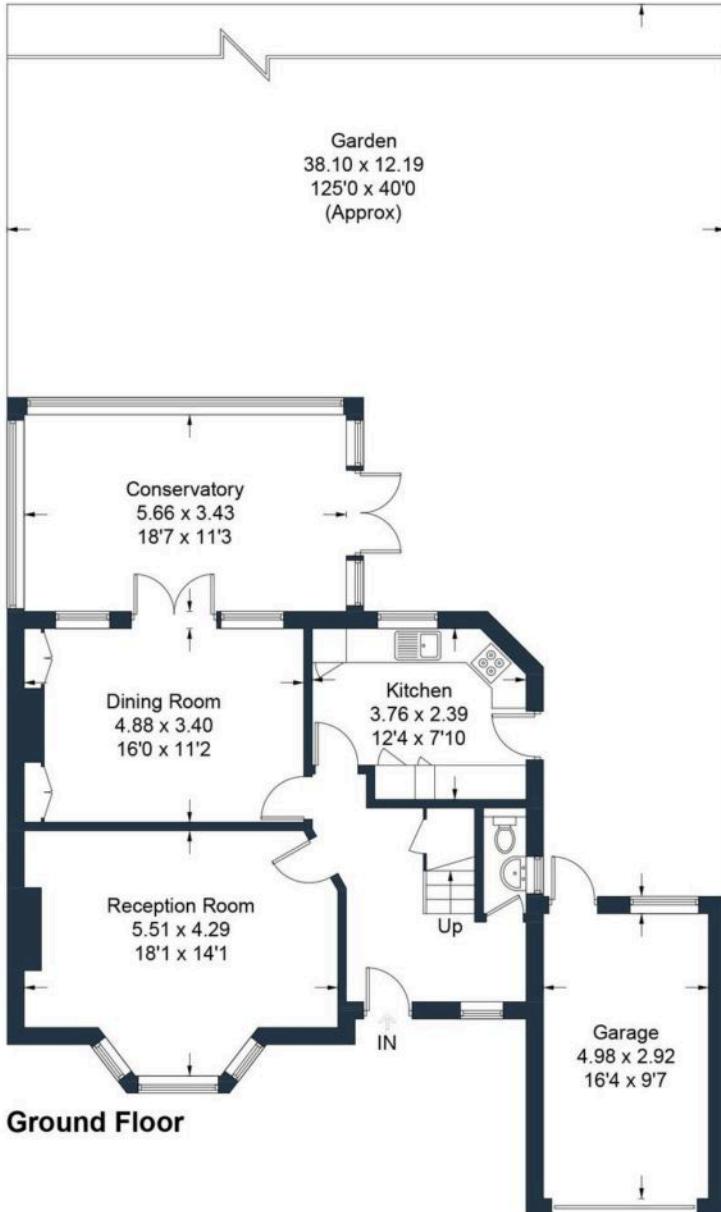


- › Wider-Than-Average Semi-Detached Family Home
- › Three Genuine Double Bedrooms
- › Family Bathroom And Separate Shower Room
- › Two Separate Reception Rooms
- › Conservatory With Elevated Garden Views
- › Kitchen With Garden Access
- › Downstairs Guest WC
- › Approx. 120ft South-Facing Rear Garden
- › Gas Central Heating And Double Glazing
- › Well Positioned For Stations And Popular Schools



Downs Court Road, CR8

Approximate Gross Internal Area = 157 sq m / 1695 sq ft
(Including Garage)



First Floor

Illustration for identification purposes only, measurements are approximate,
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