



134 Brancaster Lane, Purley, Surrey, CR8 1HH

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## Description

A spacious and well-presented four bedroom detached family home situated on the popular tree lined Brancaster Lane, Purley. Boasting 1550 square feet of versatile accommodation internally the property has recently undergone full refurbishment. EPC Rating C. Council Tax Band E.

## Accommodation

Downstairs briefly comprises of sizeable porch, entrance hallway, large front reception room, spacious modern fully integrated kitchen with centre island, dining area, utility room, downstairs shower room and two good size bedrooms. Upstairs features two large double bedrooms and modern four-piece family bathrooms. The rear garden has been beautifully landscaped to feature a patio area perfect for entertaining in the summer whilst the remainder is laid to lawn. The front provides off street parking for several vehicles with a lawn area to the side.

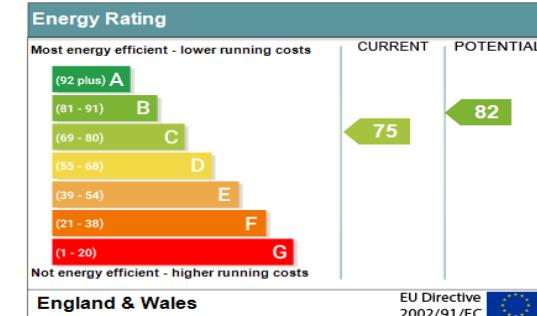
## Location

Situated within easy reach of Purley town centre with the mainline station providing easy access to London, a plethora of bars, restaurants and shops including Tesco Extra store. Riddlesdown station is within walking distance. A mix of popular primary and secondary schools are within easy reach, for weekend walks there are many recreation grounds to enjoy.





Address: 134 Brancaster Lane, PURLEY, CR8 1HH  
RRN: 4834-3429-0109-0978-6202



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



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