

BOND & SHERWILL



Old Lodge Lane

Guide-Price: £750,000 - £775,000

Occupying an elevated position on one of Purley's favoured roads this capacious, three-bedroom, detached bungalow is complimented by a selection of large rooms and ideal location just a short walk from Reedham Railway Station and a popular primary-school.

The interior offers spacious living, with a spacious master bedroom and second bedroom. In addition to a third bedroom, the property also features three good-size reception rooms consisting of a lounge with bi-fold doors leading out to the rear garden, dining room and sitting room. The shower room and W.C benefit from a contemporary design while the kitchen retains a good-size pantry.

External highlights include a garage, front garden and a mature rear garden with fruit trees, while planning permission has been granted for an extension to create a six bedroom house.

One of the most appealing features of the local area is the schools. Beaumont Primary School is located within close proximity and was rated as "outstanding" in 2017. Reedham Railway Station provides swift and direct access to London Bridge and London Victoria, while Purley Railway Station can be used for Gatwick Airport and Brighton. In addition, local buses serve destinations including Caterham, Banstead, Old Coulsdon, Redhill, Central Croydon, West Croydon and Streatham, while the N68 route provides nightly buses both into and from Central London and Waterloo Railway Station.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Porch

The porch includes two single-casement bevelled glass windows, tiled floor and glass-panel front double doors.



Dining Room

The dining room includes oak floor, radiator, picture rail, four-casement leaded-light opaque window, glass-panel door and covered ceiling.



Hallway

The hallway includes oak floor, radiator, picture rail, cupboard housing water tank, smoke alarm and covered ceiling.

Master Bedroom

The master bedroom includes oak floor, four-casement leaded-light feature bow window with secondary-glazing, radiator, picture rail and covered ceiling.



Bedroom Two

Bedroom two includes oak floor, four-casement leaded-light window with secondary-glazing, radiator, picture rail and covered ceiling.

Bedroom Three

Bedroom three includes two-casement leaded-light window with secondary-glazing, radiator, picture rail, covered ceiling and loft hatch.



Lounge

The lounge includes oak floor, two radiators, picture rail, feature fireplace with tiled hearth & surround, bi-fold doors leading out to rear garden and covered ceiling.

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Sitting Room

The sitting room is dual-aspect and includes oak flooring, four-casement leaded-light feature bow window with secondary-glazing, two round opaque windows, feature fireplace with tiled hearth & surround, two radiators and picture rail.



Shower Room

The shower room includes shower with wall-mounted head & controls, low-level W.C with dual-flush & concealed cistern, vanity unit incorporating wash-hand basin with mixer tap, travertine tiled floor & walls, two-casement leaded-light window with secondary-glazing, chrome heated towel rail and extractor fan.

W.C

The W.C includes travertine tiled floor, vanity unit incorporating wash-hand basin with mixer tap, low-level W.C with dual-flush and single-casement leaded-light window with secondary-glazing.



Kitchen

The kitchen includes wall & base level units with work surface area, space & plumbed for washing machine, one & a half bowl inset stainless-steel sink with drainer & mixer tap, partially-tiled walls, space for dishwasher, space for fridge, four-ring gas hob & electric oven, down-lights, two-casement leaded-light window, cupboard housing boiler, good-size pantry with tiled floor and door leading to side of house.



Garage

Rear Garden

The mature rear garden benefits from a range of fruit trees, plants & shrubs with features including a decking area & side access.

Front Garden



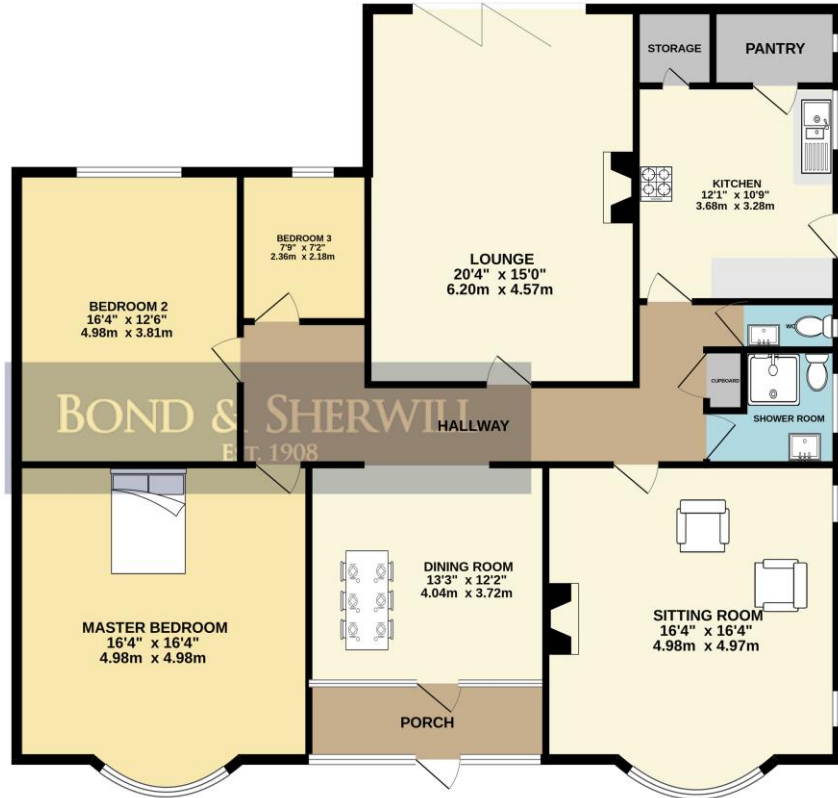
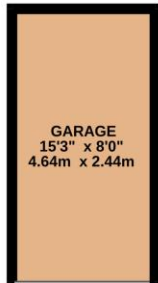
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GARAGE
122 sq.ft. (11.3 sq.m.) approx.

GROUND-FLOOR
1,752 sq.ft. (162.8 sq.m.) approx.



TOTAL FLOOR AREA: 1874 sq.ft. (174.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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