



**Price**  
**£485,000**

**Freehold**

3x  1x  2x 

**Dale Road, Purley,  
Surrey, CR8**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Good size semi-detached home with driveway
- Driveway and level garden plot
- Great size rooms throughout
- Plenty of scope to extend (STPP)
- Ideal location, minutes walk from Purley town centre and station

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 26'5 x 12'2 (8.06m x 3.71m)

Kitchen: 10'9 x 10'9 (3.28m x 3.28m)

### FIRST FLOOR

Landing

Bedroom 1: 10'8 x 10'7 (3.25m x 3.23m)

Bedroom 2: 15'0 x 10'1 (4.58m x 3.08m)

Bedroom 3: 9'2 x 8'5 (2.80m x 2.57m)

Bathroom: 6'7 x 5'9 (2.01m x 1.75m)

Separate Toilet

### OUTSIDE

Front Garden

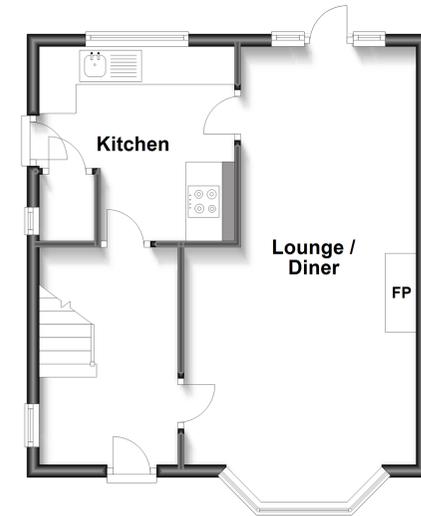
Rear Garden

Off Street Parking

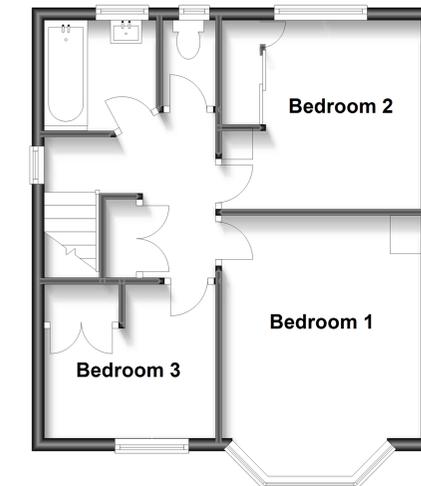
**Call Purley - 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 40.9 sq. metres (439.9 sq. feet)



**First Floor**  
Approx. 40.9 sq. metres (439.9 sq. feet)



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