



**30 Hartley Down**  
Purley, CR8 4EA

**£935,000**



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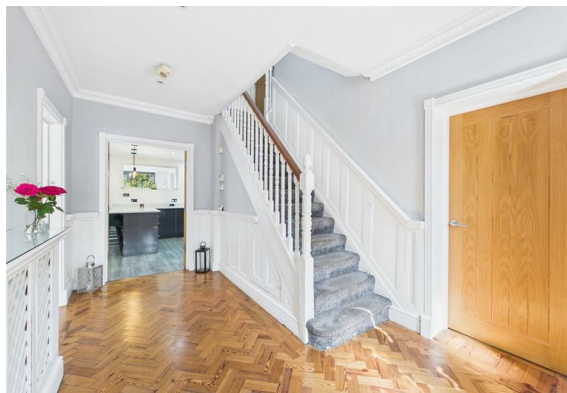
Nestled in the desirable area of Hartley Down, Purley, this impressive detached family home offers a perfect blend of space, comfort, and modern living. The property has been thoughtfully upgraded by its current owners and is presented in excellent decorative order, making it an ideal choice for families seeking a welcoming and stylish residence.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor boasts three generous reception rooms, including a bright and airy living room, an exceptional open-plan kitchen that seamlessly connects to the family room and dining area, and a delightful conservatory that provides stunning views of the beautifully landscaped garden. For those who enjoy cinematic experiences, a dedicated cinema room awaits, ensuring entertainment for all ages. A convenient w.c. is also located off the entrance hall.

Venturing upstairs, you will find four well-proportioned bedrooms, including a master bedroom complete with an en-suite w.c. The family bathroom is equally sumptuous, offering a tranquil space for relaxation.

Outside, the property continues to impress with a raised decking area that not only serves as a perfect spot for outdoor entertaining but also features ample storage underneath. The expansive garden is thoughtfully divided into two sections, providing plenty of space for children to play or for gardening enthusiasts to indulge their passion.

To the front of the property, a driveway accommodates parking for up to three vehicles, adding to the convenience of this remarkable home. An internal viewing is essential to fully appreciate the generous accommodation and the lifestyle this property offers.





- Entrance Hall
- Living Room
- Kitchen-Dining-Family Room
- Conservatory
- Inner Hallway
- W.c
- Cinema Room
- Stairs to
- First Floor Landing
- Bedroom 1
- En-suite w.c with handbasin
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom
- Outside
- Decking Area
- Large garden
- Driveway for Parking

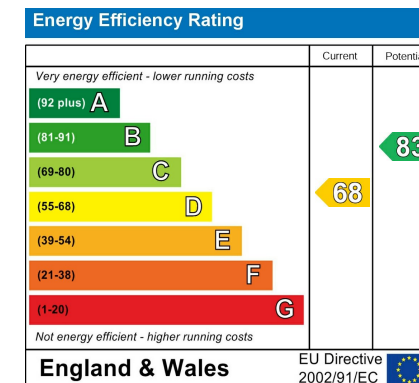
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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