

FOR SALE



Purley Bury Close , Purley

4 Bedrooms, 1 Bathroom, Detached House

Asking Price Of £765,000



- **Lovely Detached House**
- **Three Reception Rooms**
- **Four Bedrooms**
- **Kitchen & Utility Room**
- **Sunny Garden**
- **Garage**
- **Off Road Parking**

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If you are looking for a future-proof forever home then don't miss this handsome detached house, occupying a large plot in a sought-after Purley setting with the potential to extend to the side and the rear to meet your every need.

The property currently comprises spacious entrance hall, a large reception room to the front, a spacious second reception room, fitted kitchen, a breakfast room, utility room, downstairs wc, first floor landing, a master bedroom with built-in wardrobes, 3 further bedrooms and a modern bathroom/wc with bath and separate shower enclosure. Features to note include gas heating.

Externally there is a well-kept front garden with driveway leading to an attached garage. At the rear there is a sunny garden with a secluded outlook.

A quick look at Google Earth shows the neighbouring properties have been considerably extended and there is tremendous potential here also.

For commuters, Riddlesdown Station is within comfortable walking distance and the town centres of Purley and Croydon with their additional transport, shopping and leisure facilities are within easy reach. The area boasts an excellent range of both state and private schools, including John Fisher Catholic Boys' School, Laleham Lea Primary School, Oakwood School and Riddlesdown Collegiate. For girls, there is Wallington Girls. Local churches include St John's and



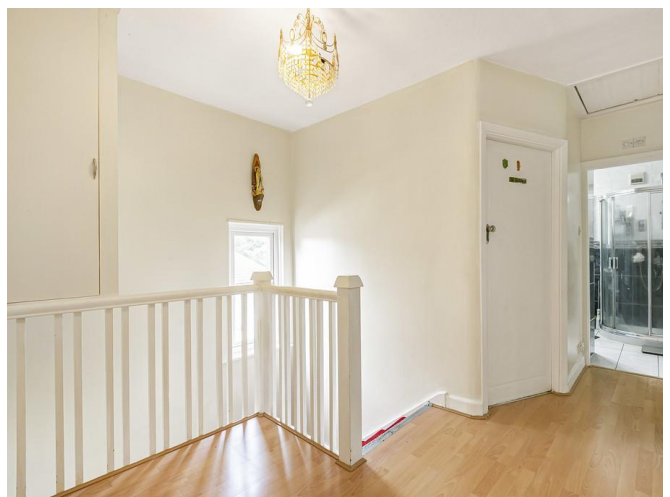
St Bede's. There is also Whitgift and Wilsons for boys and Cumnor House preparatory schools for both boys and girls.

Riddlesdown, Purley and Purley Oaks stations provide direct routes into central London, with frequent services to London Bridge and London Victoria on two separate rail lines.

The area offers ample green spaces and parks for walking, including Riddlesdown Common. There are also many recreational facilities nearby, such as Purley Downs Golf Club, just a 10 minute walk away. Local bus services, shops and amenities are plentiful. The popular Rotary Field recreation ground, Purley Lawn Tennis Club and adjacent lawn bowls and croquet clubs are also located here.

The M23 motorway is only 7 miles away, providing easy access to Brighton and the south coast. The Valley Park retail area, with an IKEA, cinema and bowling alley, is a short drive from the neighborhood.

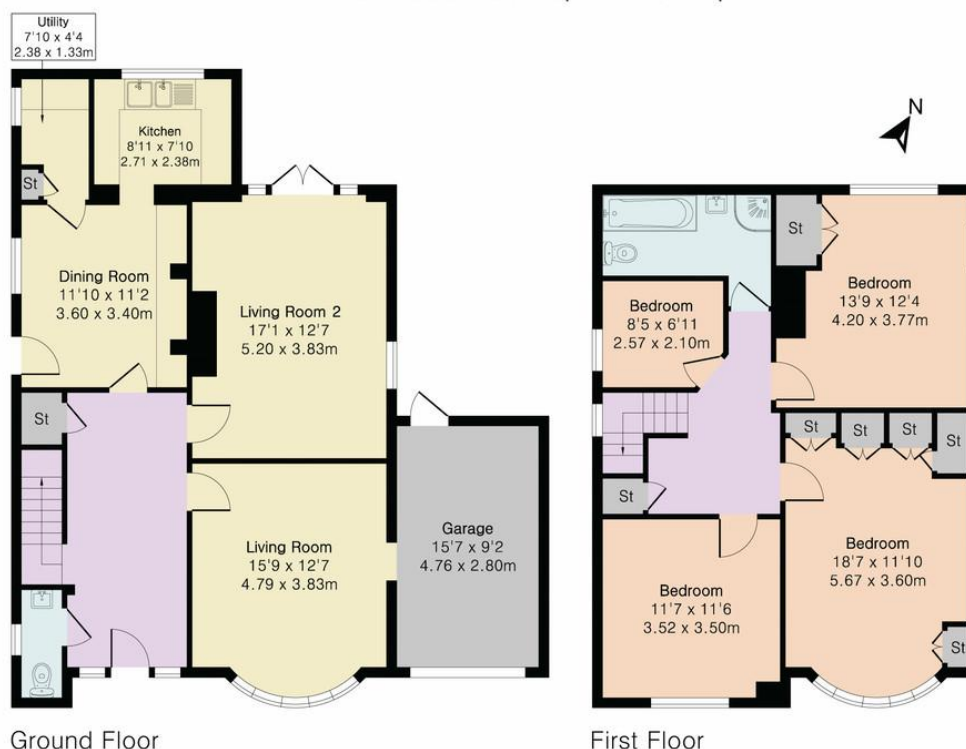
Call the vendor's sole agent, Martin & Co Croydon, now for an appointment to view!



**Approximate Gross Internal Area 1749 sq ft - 162 sq m
(Including Garage)**

Ground Floor Area 993 sq ft – 92 sq m

First Floor Area 756 sq ft – 70 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

