



104 Downs Court Road, Purley, Surrey, CR8 1BD

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Downs Court Road
Purley
Surrey CR8 1BD

Guide Price £725,000

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Description

A spacious and well presented three double bedroom detached family home boasting 1249 square feet internally conveniently located in this cul-de-sac section of Downs Court Road leading onto Riddlesdown Common with its large open recreational area. EPC Rating D. Council Tax Band F.

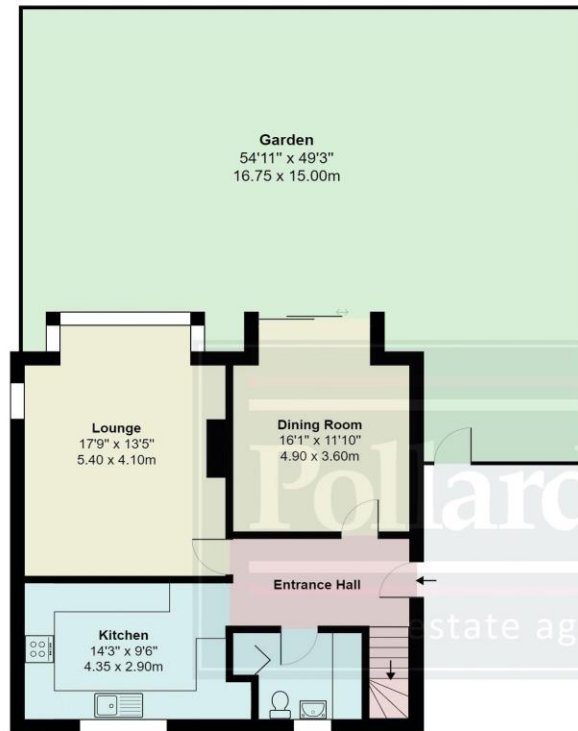
Accommodation

The property comprises; Entrance hall, living room with large bay, dining room with access to outside, modern fitted kitchen with integral appliances and downstairs cloakroom/utility room. Upstairs features three double bedrooms, family bathroom and en suite to master bedroom. The rear provides a tiered lawn area with hedge borders and raised patio/decked area ideal for entertaining, there is also a shed to the back of the garden. There is ample parking for several vehicles on the block paved driveway to the side of the property along with a further lawn area with hedge borders.

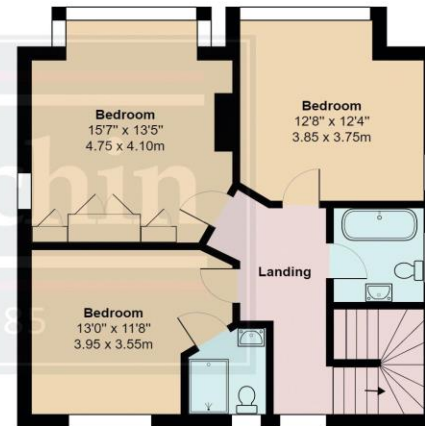
Location

Situated on the cul-de-sac section of Downs Court Road which leads onto Riddlesdown Common and just 0.7 miles from Purley's mainline railway station and 0.5 miles from Riddlesdown Station. Riddlesdown Collegiate is in close proximity along with Purley Town Centre offering a plethora of shops and restaurants including a Tesco supermarket. The M23/M25 motorways are within easy reach providing access to Gatwick Airport.





Ground Floor



First Floor

Downs Court Road, Purley, CR8
Gross Internal Area 1249sq ft / 116sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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