



34 Purley Bury Avenue, Purley, Surrey, CR8 1JD

Pollard Machin

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Surrey CR8 1JD

Guide Price £800,000

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Description

Offered to the market with no onward chain is this modern and spacious four double bedroom detached family home boasting 1569 square feet internally. The property is situated in a desirable residential road in Purley, conveniently positioned within easy reach of three stations. EPC Rating D. Council Tax Band G.

Accommodation

The property briefly comprises; Entrance hall with downstairs cloakroom, spacious living room with double doors to rear patio, dining room, study/potential fifth bedroom, large kitchen with integral appliances and access to separate utility room. Upstairs provides four double bedrooms with fitted wardrobes/storage, family bathroom and four piece en suite bathroom to master. The westerly facing rear garden extends to over 90ft, with a raised lawn area and courtyard style patio area adjacent to the rear of the property ideal for entertaining, there is a further lawn area to the front with steps down to the double detached garage.

Location

Purley Bury Avenue is a popular tree-lined residential road, close to a good selection of private and state schools, Purley town centre, Purley Bury Tennis and Bowling clubs, Purley Downs Golf Club and Riddlesdown Common. Purley, Riddlesdown and Purley Oaks stations give easy access to London, Brighton and East Grinstead and local bus routes are also nearby.





Purley Bury Avenue, Purley, CR8
Gross Internal Area 1569sq ft / 145.8sq 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		78 C
55-68	D	67 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.





Viewings Strictly by Appointment Only

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