



16 Purley Bury Avenue, Purley, Surrey, CR8 1JB

Pollard Machin
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Surrey CR8 1JB

Guide Price £975,000

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Description

A spacious and well presented four double bedroom detached family home boasting 2314 square feet internally, positioned on a level plot of Purley Bury Avenue within easy reach of a mix of transport links. EPC Rating TBC. Council Tax Band F.

Accommodation

The property comprises; Entrance hall with downstairs cloakroom, front living room with bay window, dining room opening to spacious orangery, modern kitchen with high end integral appliances, separate utility room/bar and breakfast room. Upstairs provides a master bedroom with en suite shower room and fitted wardrobes, three further double bedrooms, family bathroom with Whirlpool bath, wet room style shower with built in speakers and ladder stairs leading to large bonus room with vast eaves storage. The rear garden features a large patio area ideal for entertaining, the remainder is laid to lawn with a summer house with power currently used as a games room, there is also a Keter shed. The front provides parking for several vehicles on the in and out driveway in addition to the 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 2314sq ft / 215sq 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, mis-statement or use of data shown.
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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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