



11 Purley Hill, Purley, Surrey, CR8 1AP

Pollard Machin
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Offers in Excess of £800,000

Description

****CHAIN FREE****

A four bedroom, two reception detached family home boasting 1578 square feet internally with original character features. Conveniently situated in a popular tree lined residential road in close proximity to both Purley and Riddlesdown train stations and Purley town centre. EPC Rating D. Council Tax Band G.

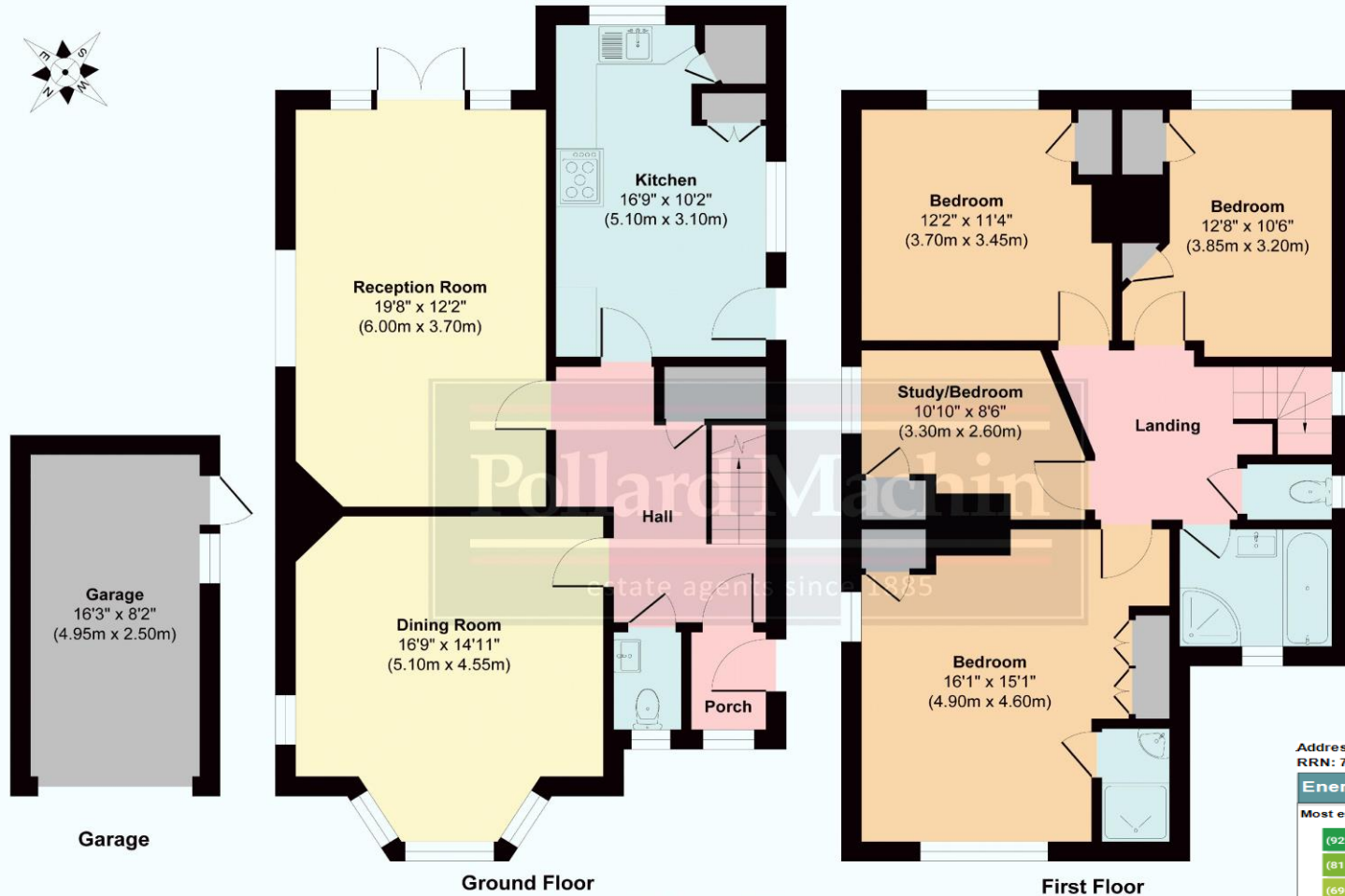
Accommodation

The property comprises; Entrance porch, spacious hallway with downstairs cloakroom, dining room with bay window, double aspect living room and modern kitchen/breakfast room. Upstairs features a double aspect master bedroom with en suite shower room, two further double bedrooms, study/bedroom and family bathroom with separate WC. All bedrooms have fitted wardrobes/storage. The mature rear garden is mainly laid to lawn with several shrub and tree areas, there is also a patio area ideal for entertaining as well as a summer house. The front provides parking for several vehicles on the driveway in addition to the garage.

Location

Purley Hill is a popular tree-lined residential road, close to a good selection of private and state schools including Riddlesdown Collegiate, 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.





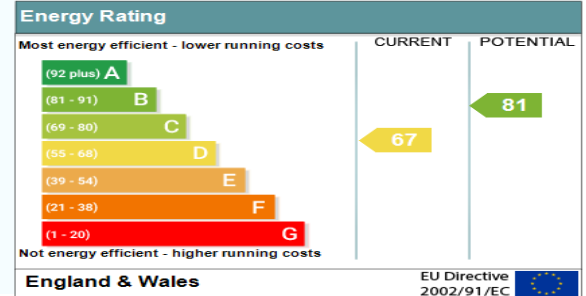
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Approx. Gross Internal Area 1578 sq. ft / 146.58 sq. meters

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 show.

Plan produced by AR Net Media-www.arnetmedia.uk

Address: 11 Purley Hill, PURLEY, CR8 1AP
RRN: 7834-5228-1400-0139-1226



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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