



35 Ingleboro Drive, Purley, Surrey, CR8 1ED

Pollard Machin

estate agents since 1885

estate agents since 1885

35

Ingleboro Drive
Purley
Surrey CR8 1ED

Offers in Excess of £600,000

Pollard Machin

estate agents since 1885

Description

A three bedroom semi detached house enjoying views over open fields and conveniently located within close proximity to Riddlesdown collegiate and train station. EPC Rating C. Council Tax Band E.

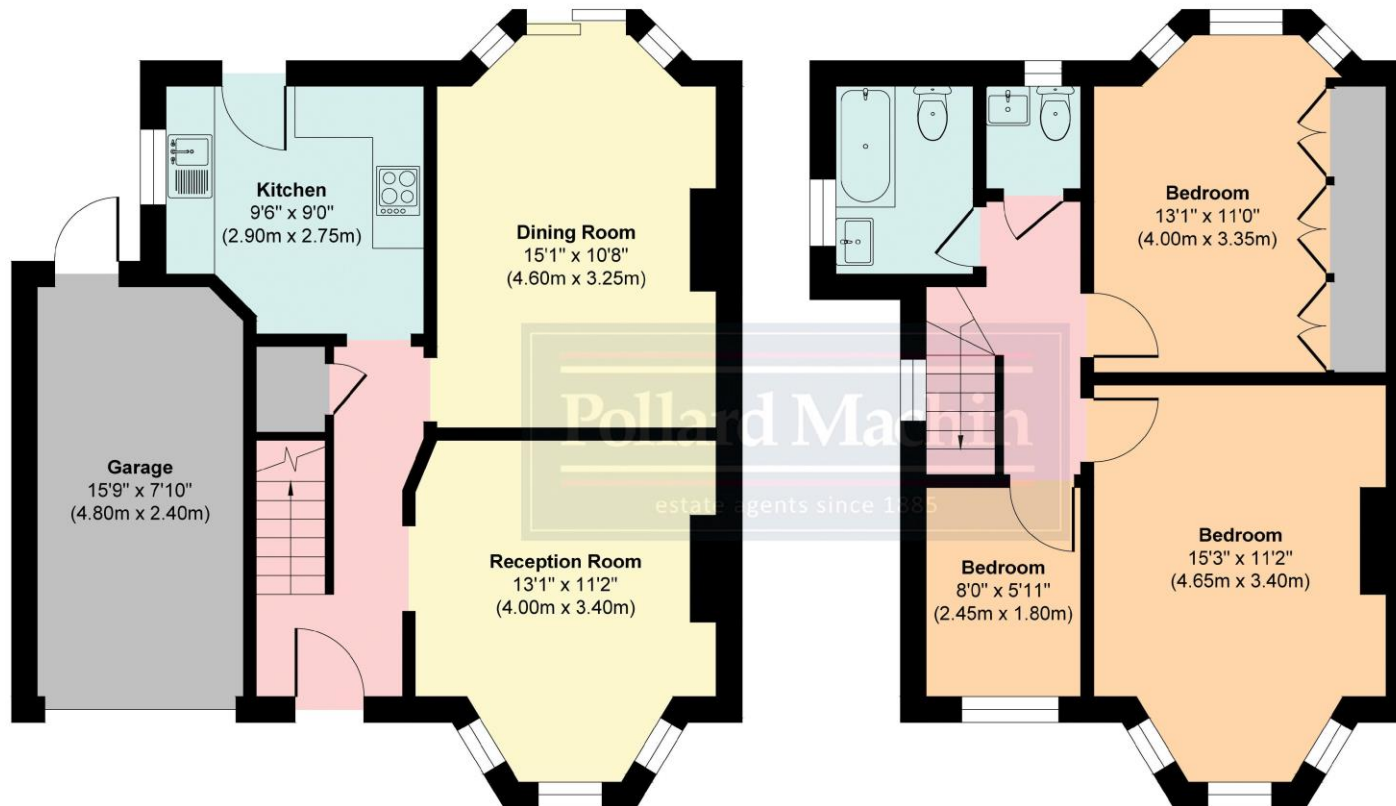
Accommodation

The property has undergone recent refurbishment to include rewiring, new boiler and plumbing system, new windows and new kitchen with appliances all done in 2018. Briefly comprising; Entrance hall, front living room with bay window, dining room with access to rear and modern kitchen. Upstairs features two double bedrooms with bay windows, further single bedroom/study and family bathroom with additional separate WC. The garden is mainly laid to lawn with a raised patio area ideal for entertaining enjoying views over open fields of Riddlesdown. The front allows parking for two vehicles on the block paved driveway in addition to the garage.

Location

Ingleboro Drive is located off Mitchley Avenue being within reach of open countryside, Riddlesdown Common, the local parade of shops, bus service, Riddlesdown station, tennis, golf and cricket clubs, Riddlesdown Collegiate and a choice of infant and junior schools, churches together with the more comprehensive range of amenities in both Sanderstead and Purley.



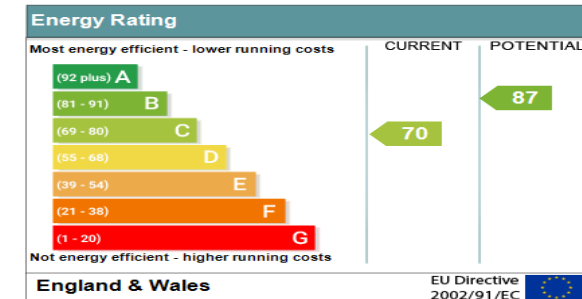


Ground Floor

First Floor

Ingleboro Drive, Purley, CR8
Approx. Gross Internal Area 915 sq. ft / 85.00 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: 35 Ingleboro Drive, PURLEY, CR8 1ED
RRN: 0584-3045-0209-6665-5200



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

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

