



42 Lower Barn Road, Riddlesdown, Purley, Surrey, CR8 1HQ

Pollard Machin

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42

Lower Barn Road
Purley
Surrey CR8 1HQ

Guide Price £680,000

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Description

A Modern three bedroom detached family home backing onto golf course woodland and conveniently located for Riddlesdown station and Colleigate. EPC Rating D. Council Tax Band E.

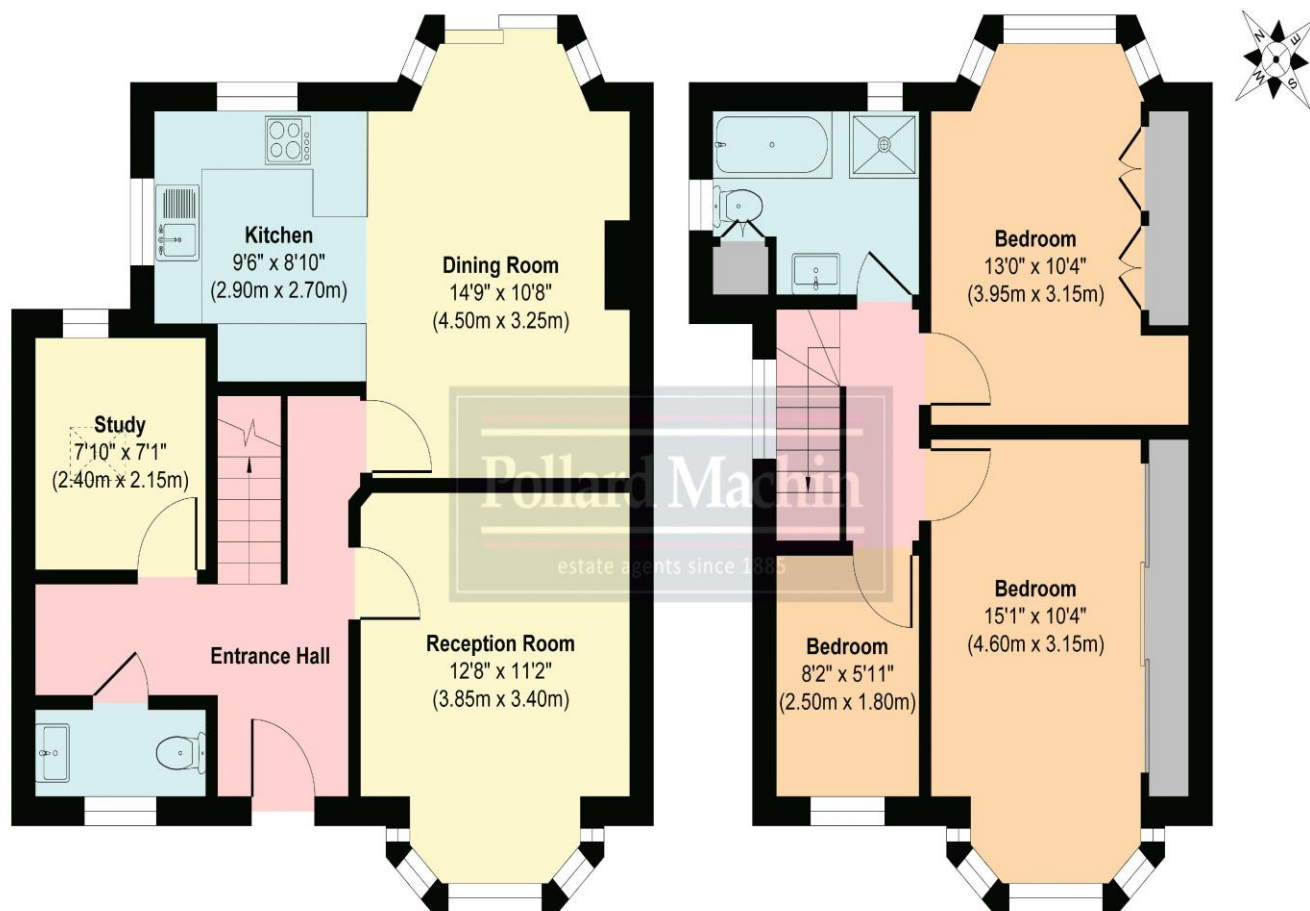
Accommodation

Set on a level plot in a sought-after Riddlesdown location, this delightful detached family home offers versatile accommodation and a stunning 90ft rear garden that directly backs onto peaceful golf course woodland. The property features a welcoming entrance hall, leading to a bright reception room with bay window, a generous dining room with modern open plan kitchen and a useful study—ideal for working from home. A convenient ground floor W/C and cloakroom completes the downstairs layout. Upstairs, there are three bedrooms, including two spacious doubles and a well-proportioned single, alongside a modern four piece family bathroom. Externally, the highlight is undoubtedly the superb 90ft rear garden, perfect for family living and entertaining with direct views and access to tranquil woodland. The property also benefits from a level frontage with off-street parking on the driveway.

Location

Lower Barn Road is located off Mitchley Avenue, a short walk from Riddlesdown Station with its regular services to Victoria and London Bridge. Also within easy reach of Riddlesdown Collegiate, local parade of shops, a choice of tennis, cricket and golf clubs, churches, Riddlesdown Common and the comprehensive range of amenities in Purley and Sanderstead together with bus services to the surrounding areas.





Ground Floor

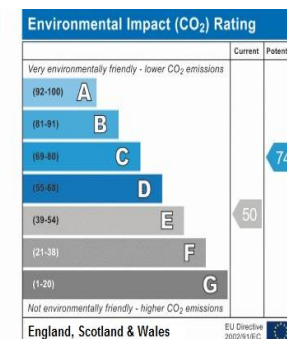
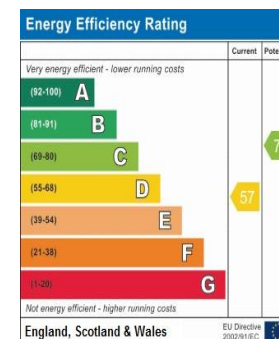
First Floor

Lower Barn Rd, Purley CR8

Approx. Gross Internal Area 1,016 sq. ft / 94.37 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



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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