



74 Riddlesdown Avenue, Purley, Surrey, CR8 1JJ

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Purley

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Offers Over £700,000

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****NO ONWARD CHAIN****

Description

Set on an elevated corner plot in a highly sought-after Purley location, just moments from Riddlesdown Train Station, this beautifully extended and renovated 4 bedroom detached chalet-style home offers modern, spacious living with a high-quality finish throughout. EPC Rating D. Council Tax Band E.

Accommodation

The property opens into a welcoming entrance hall and study nook ideal for home working, before leading to a spacious reception room with plenty of natural light from the bay window.

To the rear, a stunning open-plan kitchen/dining area with bi-fold doors opening directly onto the garden – perfect for entertaining and family living.

A versatile ground-floor bedroom and a modern shower room provide flexibility for guests, large families or multi-generational living.

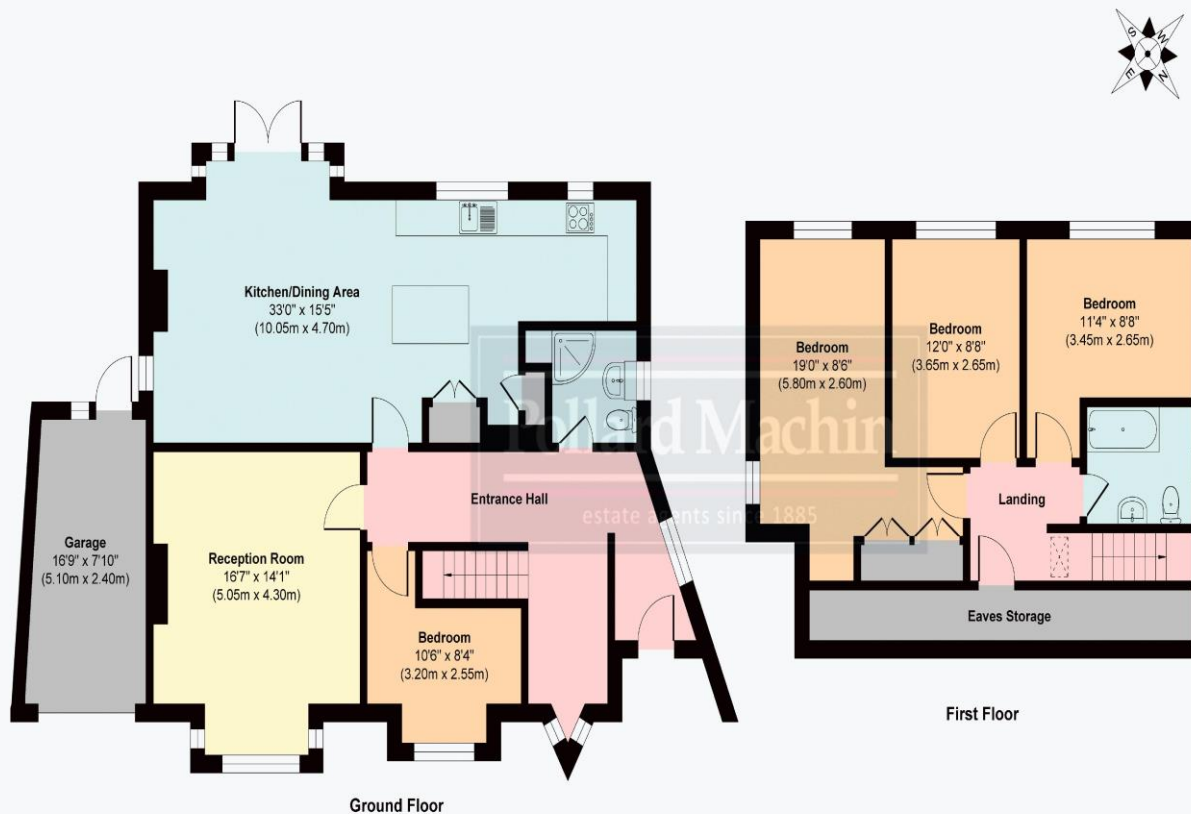
Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom is particularly generous, spanning nearly 19ft in length.

Outside, the property enjoys a good-sized rear garden with lawn and patio areas, ideal for outdoor dining and relaxation. There is also a garage and off-street parking to the front.

Location

Located close to excellent local schools, parks and amenities, with fast rail connections to London via Riddlesdown Station, this home combines convenience, style, and comfort — ready to move straight into.





Riddlesdown Avenue, Purley, CR8
Approx. Gross Internal Area 1703 sq. ft / 158.17 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	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.



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