



148 Riddlesdown Road, Purley  
Offers In Excess of £650,000 Freehold

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# 148 Riddlesdown Road

## Purley

A pretty 1920's, double fronted, three bedroom, two reception room, detached family home, situated on a level West facing plot, with an in & out driveway.

The property is located within 6 minutes walk of Riddlesdown station and 20 minutes walk of Riddlesdown Collegiate. Storm porch, spacious entrance hall, fitted kitchen overlooking front garden with door to garage, 29'3 living/dining room with door to covered loggia, rear terrace and garden, sliding glass doors to double glazed conservatory with sliding glass doors to rear terrace. The family bathroom has both a bath and separate shower and is situated off of the hall at the bottom of the stairs. Stairs rising to first floor landing, principal bedroom with period style fireplace, fitted cupboards and en suite (the en suite has a WC, Bidet and wash hand basin). Two further bedrooms.

Front garden with mature hedging to three sides and in/out driveway. Large level West facing rear garden.

- 1920'S THREE BEDROOM DETACHED CHARACTER PROPERTY
- TWO BATHROOMS
- THROUGH LOUNGE/DINING ROOM + CONSERVATORY
- IN & OUT DRIVEWAY + GARAGE
- LARGE LEVEL WEST FACING REAR GARDEN
- JUST 6 MINUTES WALK TO RIDDLES DOWN STATION AND 20 MINUTES WALK TO RIDDLESDOWN COLLEGIATE
- COUNCIL TAX BAND - F
- EPC - D









## Approximate Gross Internal Area 1818 sq ft - 169 sq m

Ground Floor Area 1128 sq ft – 105 sq m

First Floor Area 690 sq ft – 64 sq m



## ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.