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MARRIOTT VERNON
ESTATE AGENTS



6 Barn Crescent, Purley, CR8 1HX
Asking price £600,000



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Marriott Vernon are proud to present this three bedroom semi detached family home with stunning Westerly aspect rear garden, situated in a quiet cul de sac in close proximity to Riddlesdown Collegiate and station.

This attractive property comprises entrance hall, open plan lounge and dining room with sliding doors leading to the patio in the rear garden and a separate kitchen also with garden access. On the first floor, there are three bedrooms and a modern family bathroom. Benefits include a secluded Westerly aspect rear garden, loft storage, off street parking, double glazing, gas central heating, timber storage to the side of the property and fantastic scope to extend to the side and rear STPP.

Ideally situated within easy reach of Riddlesdown Common, Purley Downs Golf Club, Sanderstead Recreation Ground, Sanderstead Village with its range of independent shops and Waitrose whilst Purley Town Centre offers an array of shops and restaurants including the Tesco Supermarket.

There are selection of both state and independent schools locally including Riddlesdown Collegiate secondary school which has been rated as Outstanding by OFSTED and Croydon High. Local primary schools and nurseries include Ridgeway, Gresham, Atwood Primary Academy, Harris Primary Academy Kenley and St. David's in Purley.

Riddlesdown Station provides frequent direct services to London Bridge and London Victoria in circa 25 minutes. East Croydon is only two stops away with transfers to London, Gatwick Airport and the coast. The nearby 412 bus routes serving neighbouring towns including Purley, Sanderstead and Selsdon.



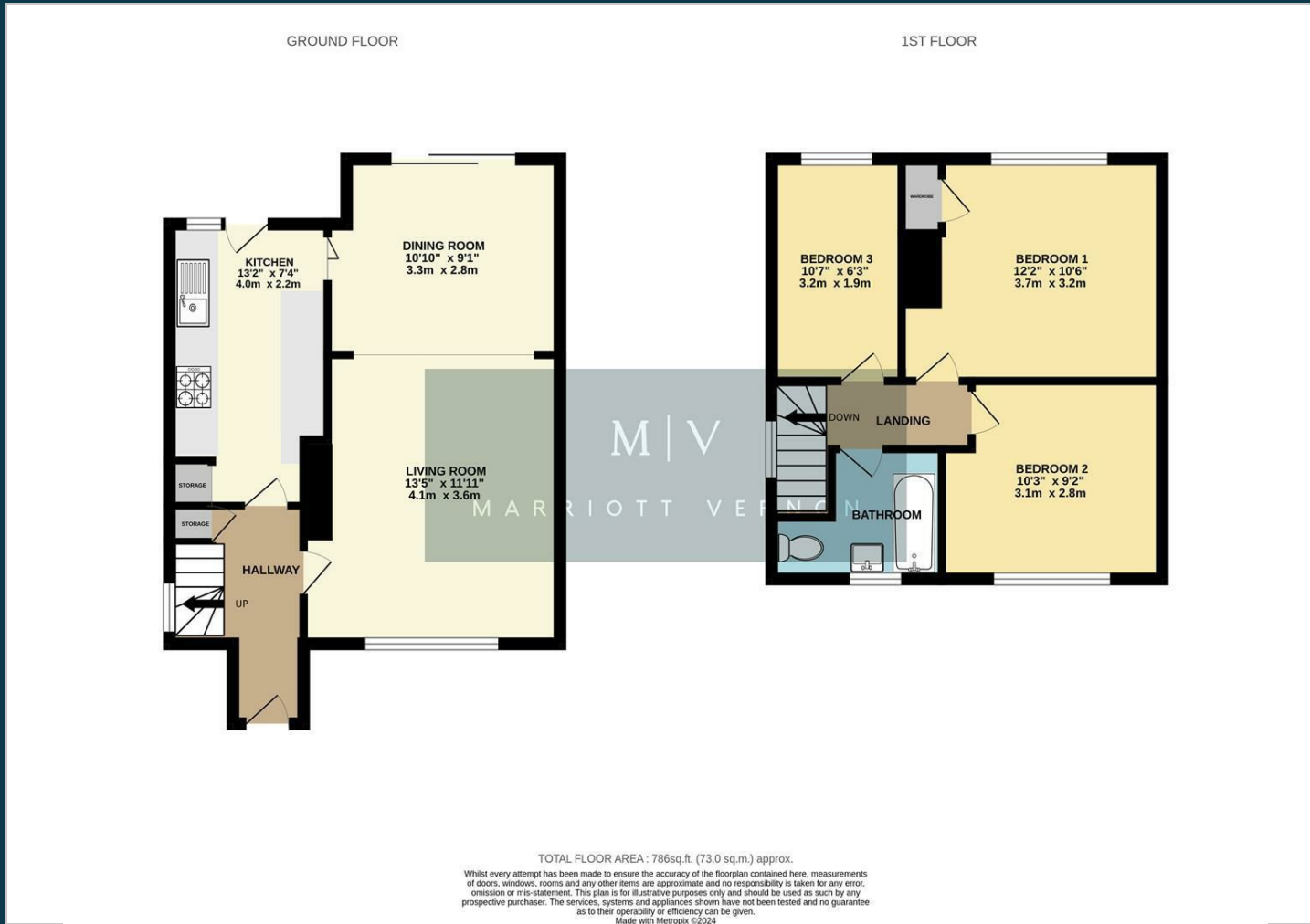




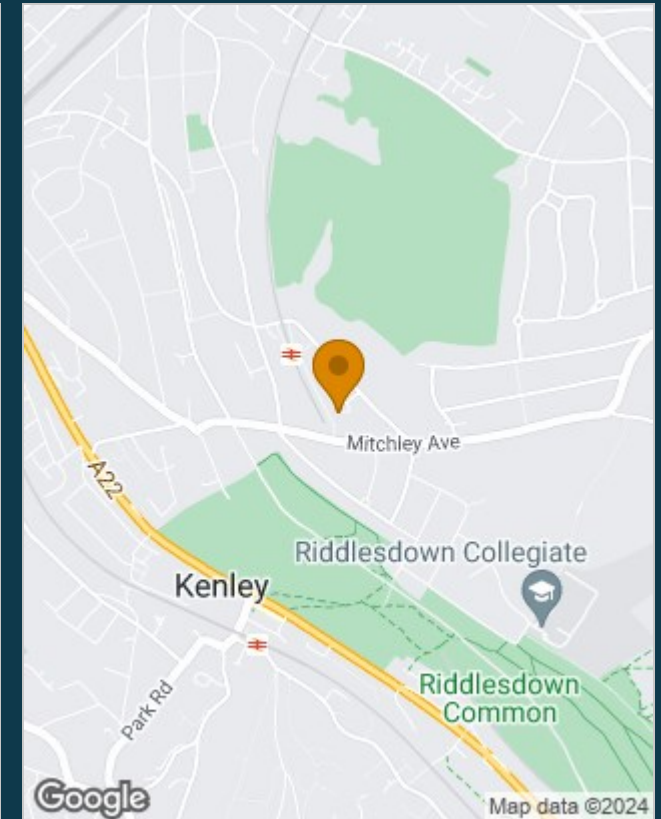
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Floor Plans



Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 20px; background: linear-gradient(to right, #2e8b57, #90ee90, #90ee90, #ffff00, #ffff00, #ffa500, #ff4500, #ff0000);"></div> <div style="margin-left: 10px;"> <p>85</p> <p>69</p> </div> </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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