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MARRIOTT VERNON

ESTATE AGENTS



79 Lower Barn Road, Purley, CR8 1HN

Guide price £325,000

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# 79 Lower Barn Road

## Purley, CR8 1HN

\*\*\*Guide Price £325,000-£350,000\*\*\*

Marriott Vernon present to the market this beautifully presented two double bedroom first floor maisonette with private balcony and generous private garden which has been thoughtfully landscaped. Superbly situated close to Riddlesdown station, the property has been recently renovated and completely re-decorated throughout by the current owners, providing bright and spacious accommodation with stylish interiors and high quality finish - the perfect blend of comfort and convenience for a modern lifestyle. Features include a spacious dual aspect reception room, separate well equipped kitchen, modern bathroom, gas central heating with double glazing, long lease and no onward chain.

Accommodation comprises own entrance with stairs rising to the landing on the first floor with tiled flooring, leading into the dual aspect reception room with direct access onto the private balcony, and doorway through to the separate kitchen. The kitchen comprises a modern fitted range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized double bedrooms, plus a stylish family bathroom.

During their ownership the owners have replaced the kitchen, bathroom, boiler, doors including front door, flooring throughout, insulation to the loft and replastered all walls along with re-wiring most of the property.

The property is conveniently located within just a short walk of Riddlesdown station providing fast and frequent connections into Central London, as well as numerous regular bus routes linking the surrounding area. There are a selection of local shops nearby, with the centre of Purley within easy reach, offering an array of shops, bars, cafes and restaurants, as well as supermarkets and amenities. The area is also well served by excellent local schools and beautiful open spaces.

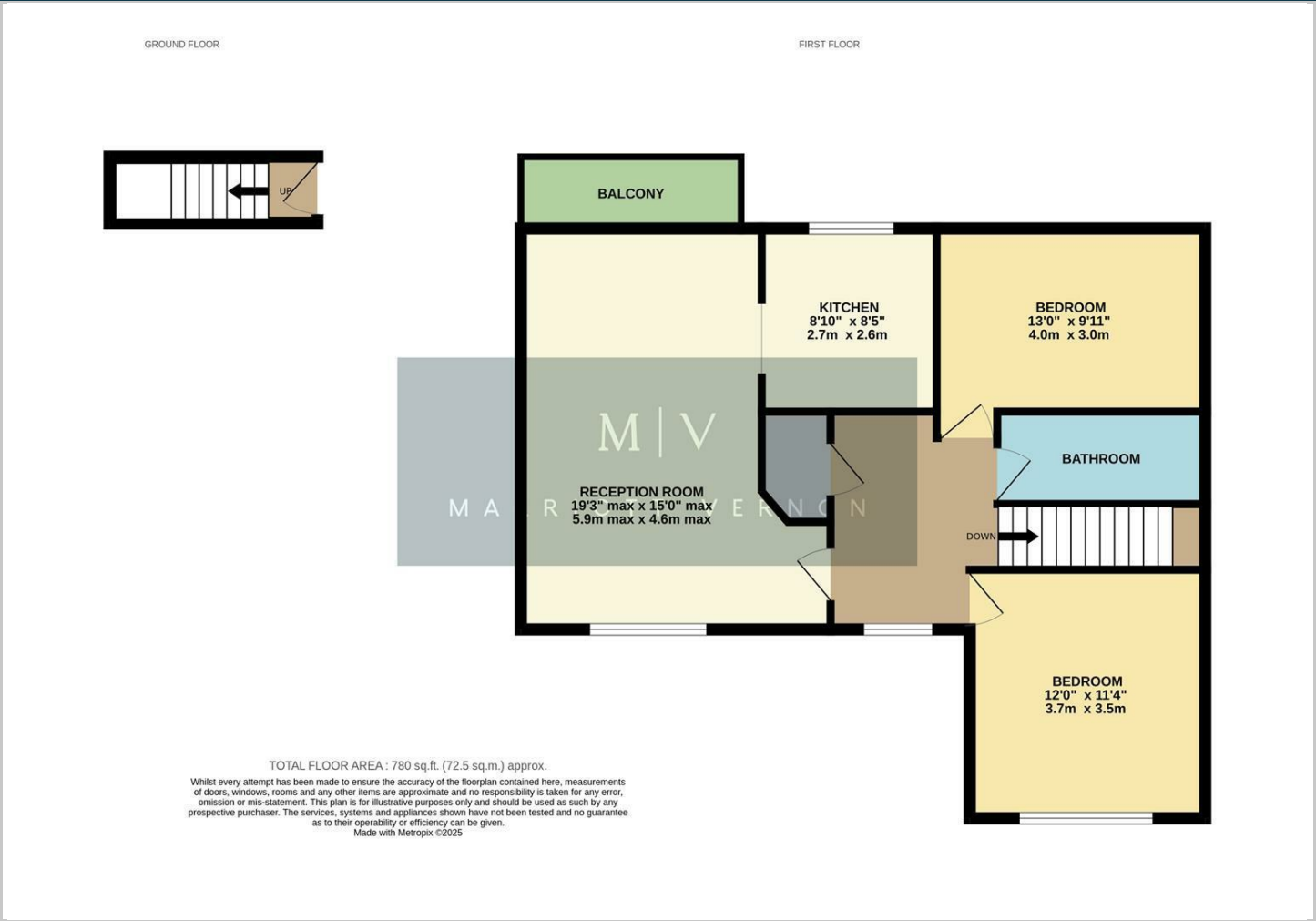
Guide price £325,000







Floor Plans



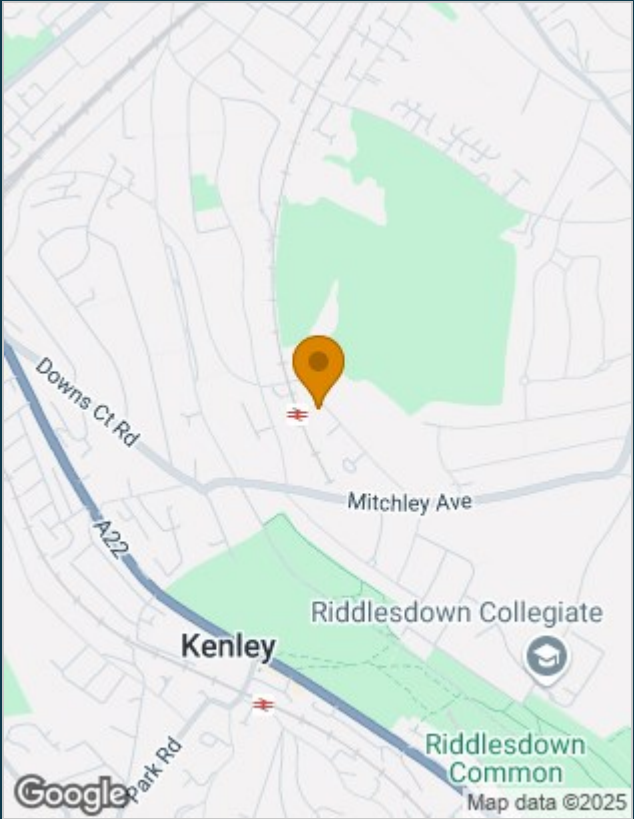
Viewing

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.

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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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	