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MARRIOTT VERNON
ESTATE AGENTS



63 Purley Bury Avenue, Purley, CR8 1JF

Guide price £675,000



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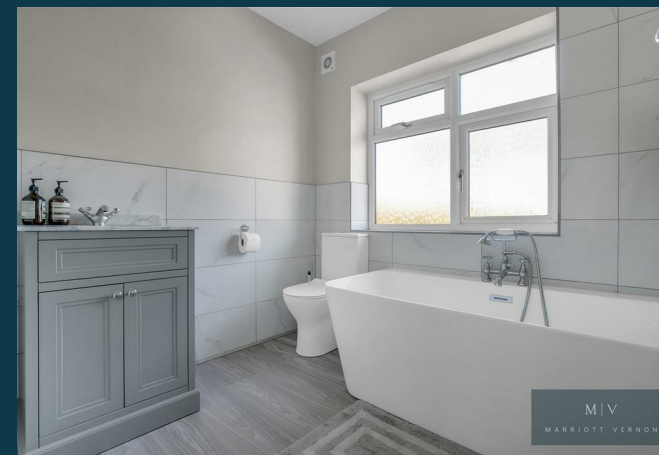
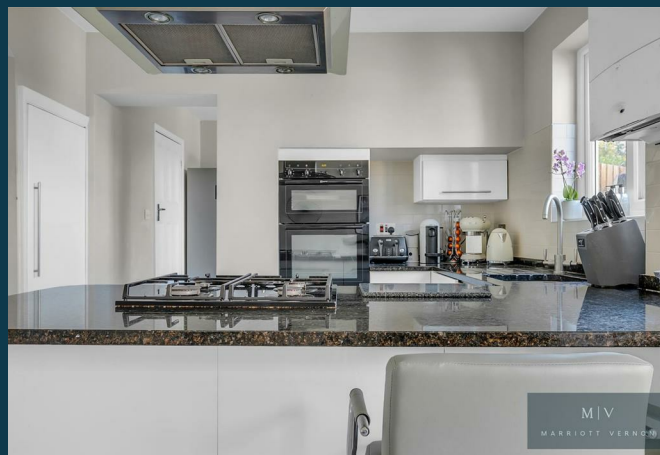
Purley, CR8 1JF

Guide Price £675,000-£700,000 Marriott Vernon present to the market this beautifully presented four bedroom, three bathroom, semi detached family home with block paved driveway for two cars and wonderful garden, set on a level plot within easy reach of transport links, schools and amenities. The property offers bright and spacious accommodation with modern interiors and high quality finish throughout. Features include an inviting reception room, well equipped 18'0 kitchen/diner opening onto the garden, separate utility, versatile downstairs bedroom/further reception, newly updated first floor bathroom, ground and first floor shower rooms, ground floor shower, gas central heating, double glazing, inbuilt storage and quality floor coverings.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the reception room with attractive bay window to front. and the versatile additional bedroom/reception room, also with front aspect. The separate kitchen/diner is truly the heart of the home, with double doors opening onto the delightful garden. The kitchen area comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor, electric oven, and further space for appliances. A separate utility offers additional appliance space, with door to a downstairs shower room and out to the garden. To the first floor, there are four well proportioned bedrooms - two doubles and two singles, shower room plus a refitted family bathroom with modern white three piece suite.

The property is located within easy access of Purley and Riddlesdown stations, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Purley town centre is close-by for a variety of amenities and the area is well served by excellent schools and leisure facilities including neighbouring Purley Bury Tennis club.

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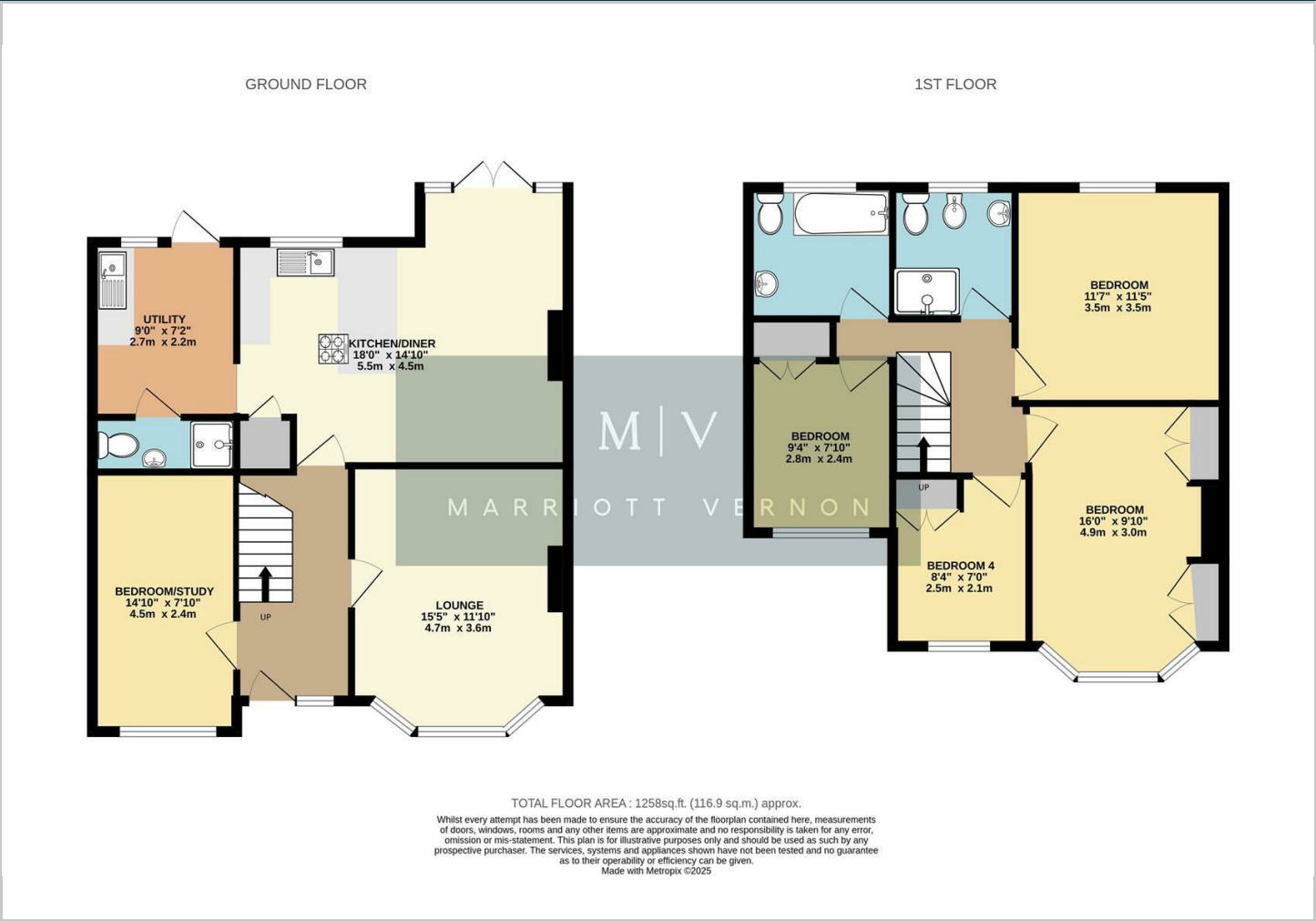
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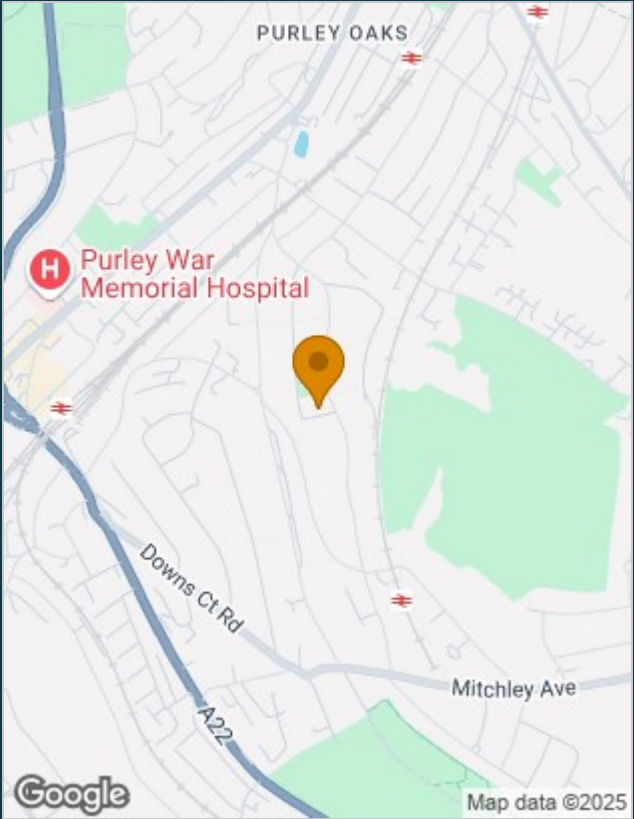
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Floor Plans



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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC