



**Riddlesdown Avenue, Purley CR8 1JH**



**welcome to**

## **Riddlesdown Avenue, Purley**

"San Roque" is a large four bedroom detached family home comprising of a spacious reception room, separate dining room, modern kitchen, study with toilet/shower room, four bedrooms, family bathroom and separate WC. The property further benefits from a private rear garden, stunning views over Purley Downs, driveway which provides off street parking for two vehicles.

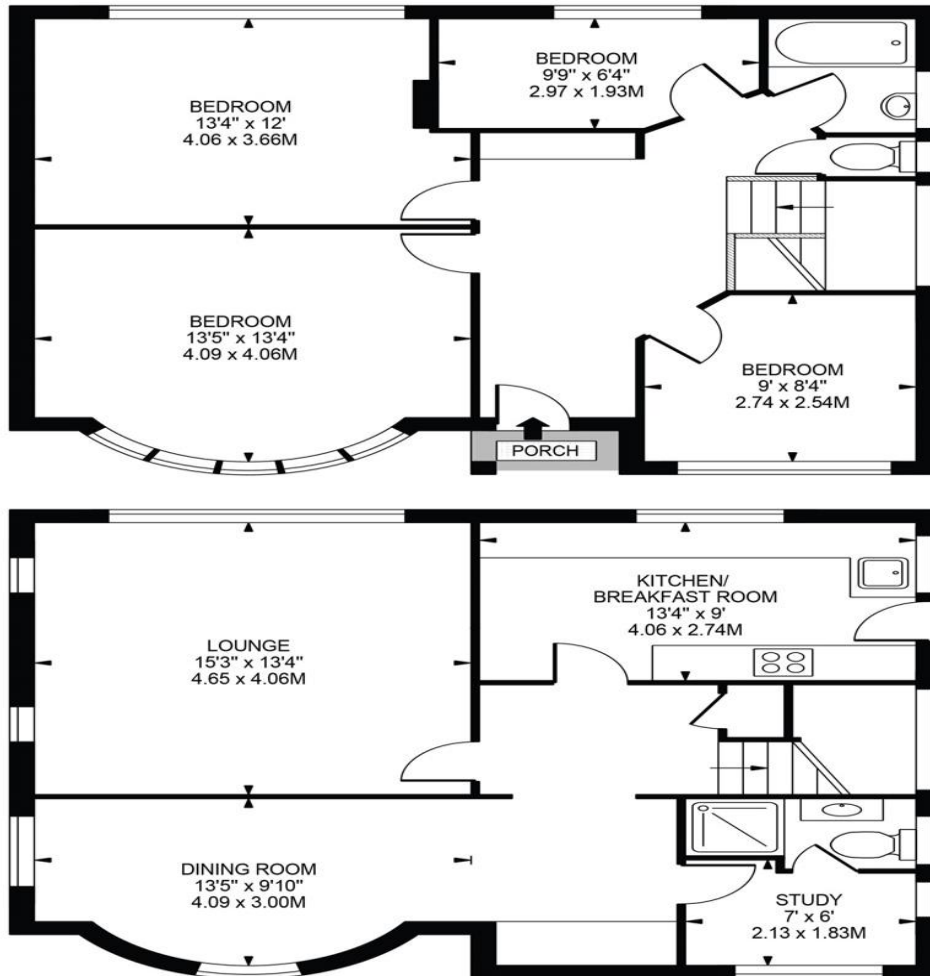
The house was named "San Roque" by Captain Newman the first owner of the original plot of land in 1930 as a reminder of his favourite place having been stationed in Gibraltar. Captain Newman had the house designed and built to an exceptionally advanced design for the year. The property is built with two skins of brickwork with a vented cavity, this construction was relatively unheard of until decades later when it became standard practice in the building industry. "San Roque" which is a beautiful seaside village with San Roque Bay in Southern Spain and is next to 'The Rock' in Gibraltar.

Call Barnard Marcus now to book in your viewing.



### RIDDLEDOWN AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1303 SQ FT - 121.05 SQ M



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## Riddlesdown Avenue, Purley

- Detached
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Two Bathrooms/Shower Rooms

Tenure: Freehold EPC Rating: E

**£750,000**



**view this property online** [barnardmarcus.co.uk/Property/SAN106728](https://barnardmarcus.co.uk/Property/SAN106728)



Property Ref:  
SAN106728 - 0006

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Please note the marker reflects the  
postcode not the actual property