



Colescroft Hill, PURLEY CR8 4BB

welcome to
Colescroft Hill, PURLEY

A spacious three bedroom detached family home comprising of a large through lounge reception room with separate dining area, separate kitchen, three bedrooms and a family bathroom. The property further benefits from off street parking, detached garage and large private rear garden. There is potential to build to the side of the property subject to planning permission and building consent.

Colescroft Hill is situated within one mile of Riddlesdown Station which provides links into London and there is a local bus routes into Purley Station where you can direct trains to London Victoria and London Bridge. Old Lodge Lane is surrounded by greenery with an array of local golf courses and walking trails such as Riddlesdown Common, Kenley, and Farthing Downs. There are many top performing schools locally which is one of the main attractions of Purley such as Riddlesdown Collegiate and Hayes.

Call Barnard Marcus now to booking your viewing.

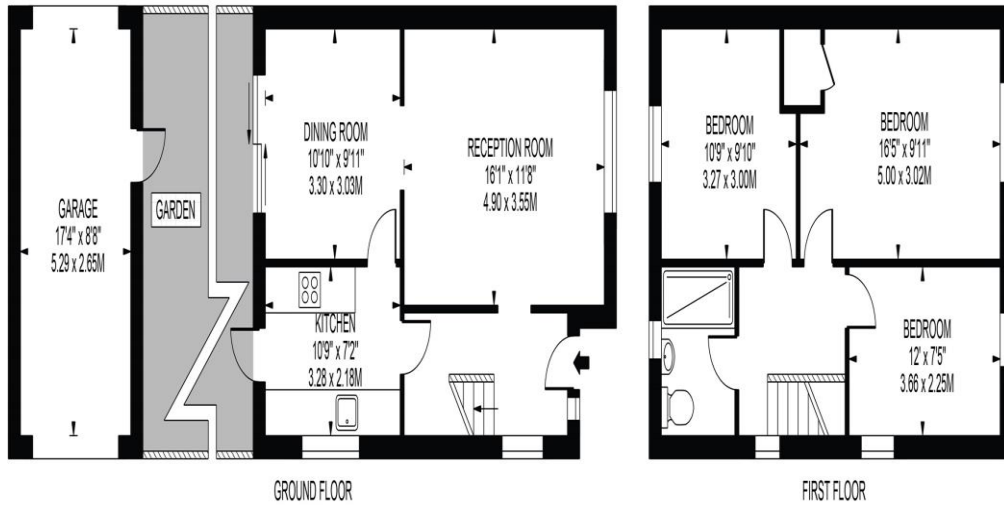


COLESCROFT HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 931 SQ FT - 86.45 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 151 SQ FT - 14.02 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Colescroft Hill, PURLEY

- Detached
- Three Bedrooms
- Spacious Through Lounge Reception Room
- Separate Kitchen
- Family Bathroom

Tenure: Freehold EPC Rating: C

offers in excess of

£575,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106737



Property Ref:
SAN106737 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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