



barnard marcus

**Mitchley Avenue, Purley CR8 1DT**

## **welcome to** **Mitchley Avenue, Purley**

A spacious and recently refurbished four/five bedroom semi-detached house comprising of a large through lounge with dining area and reception area, modern fitted kitchen and a cloakroom all situated on the ground floor. The first floor comprises of three bedrooms with the front bedrooms benefiting from a stunning view and modern family bathroom. The top floor consists of two further bedrooms with one having the benefit of a modern en-suite shower room and bedroom five can also be used as an office for those who work from home. The property further benefits from a large side and rear garden, off street parking to the front via a private driveway and is offered to the market chain free.

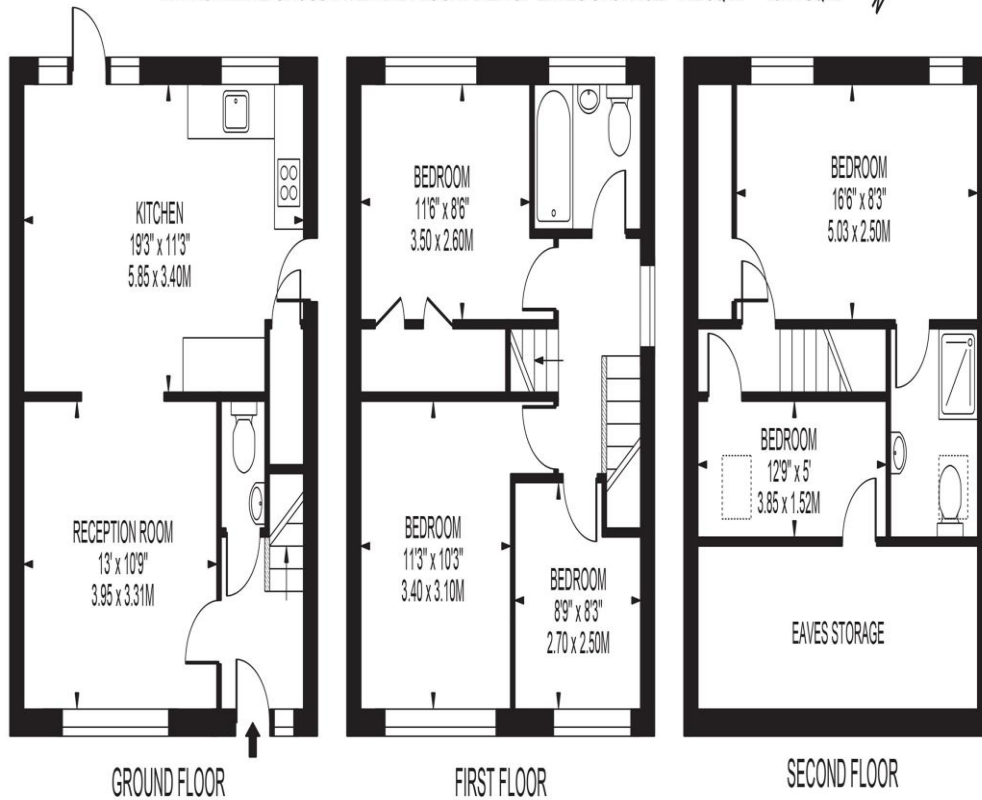
Situated on Mitchley Avenue, this home is within easy reach of Riddlesdown Station and Purley Station, offering excellent links into London. It is ideally positioned for families, with Riddlesdown Collegiate and other reputable local schools nearby. A short drive takes you to the charming Sanderstead Village or Purley High Street, both offering a range of local amenities. This property is perfect for those seeking a tranquil lifestyle with convenient access to schools, transport, and vibrant community hubs. Early viewing is highly recommended.



# MITCHLEY AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1295 SQ FT - 120.29 SQ M  
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 112 SQ FT - 10.44 SQ M



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**

## **Mitchley Avenue, Purley**

- Semi-Detached
- Four Bedrooms
- Modern Fitted Kitchen
- Large Through Lounge With Separate Dining Area
- Modern Family Bathroom

Tenure: Freehold EPC Rating: C

offers in excess of

**£650,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SAN107372](https://barnardmarcus.co.uk/Property/SAN107372)



Property Ref:  
SAN107372 - 0011

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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