



Price
£695,000

Freehold

3x  1x  2x 

**Purley Bury Avenue,
Purley, Surrey, CR8**

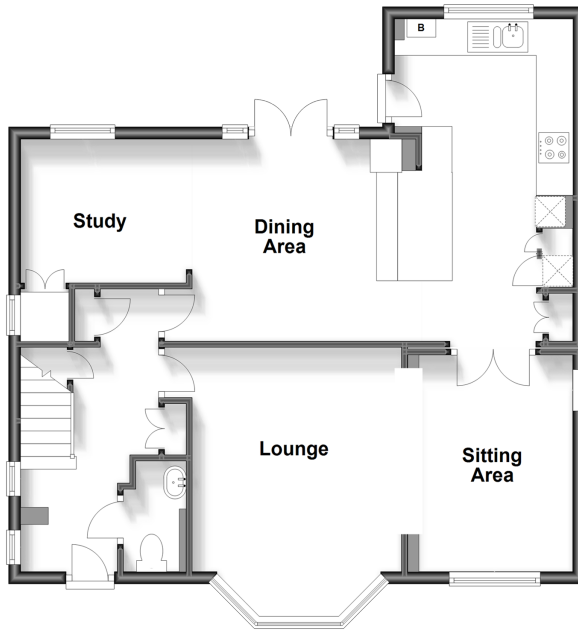
OVER 60?

Secure this property
for up to **59% less!**

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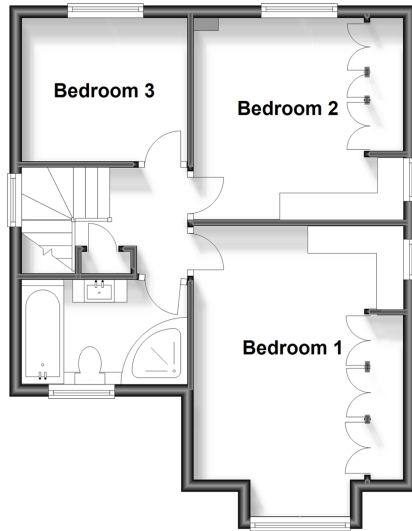
Ground Floor

Approx. 70.8 sq. metres (761.6 sq. feet)



First Floor

Approx. 44.6 sq. metres (479.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 15'4 x 12'10 (4.68m x 3.91m)

Sitting Area: 11'8 x 8'3 (3.56m x 2.52m)

Study: 9'6 x 7'6 (2.90m x 2.29m)

Dining Area: 11'2 x 10'10 (3.41m x 3.30m)

Kitchen: 16'5 x 8'3 (5.01m x 2.52m)

FIRST FLOOR

Landing

Bedroom 1: 14'4 x 11'10 (4.37m x 3.61m)

Bedroom 2: 12'6 x 11'10 (3.81m x 3.61m)

Bedroom 3: 9'2 x 8'10 (2.80m x 2.69m)

Bathroom

OUTSIDE

Detached Garage

Front Garden

Rear Garden



Main features

- Beautiful detached, extended home in desirable road with double glazing and gas central heating
- Open plan bespoke kitchen/dining room, study area, cloakroom and large lounge
- Three good-sized bedrooms, two with fitted wardrobes/double aspect, and family bathroom with separate shower
- Mature rear garden with patio, planted terracing at the front and separate garage



Nearest Schools

Primary Schools: Christ Church CoE Primary 0.4 miles, Margaret Roper Catholic Primary 0.7 miles, Harris Primary 0.8 miles Secondary Schools: Thomas More Catholic School 0.7 miles, Haling Manor High School 0.9 miles, Riddlesdown Collegiate 1.1 miles



Transport Information

Train Stations: Purley 0.4 miles, Riddlesdown 0.4 miles, Purley Oaks 0.7 miles



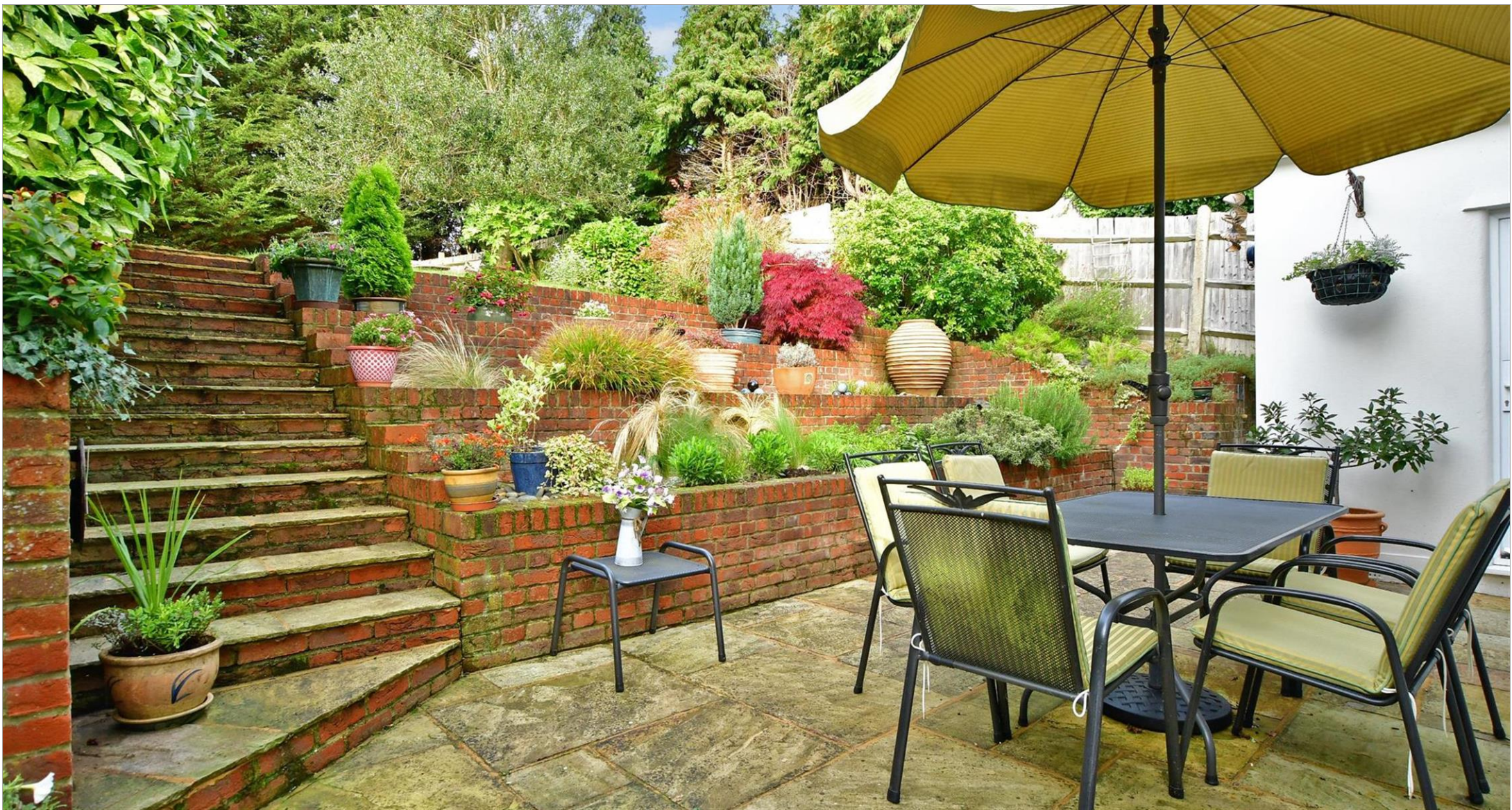
Address

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Directions

For directions to this property please contact us.



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Call Purley Branch 020 8660 8882 ■ cubittandwest.co.uk



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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