



Price

£650,000

Freehold

3x  1x  1x 

Riddlesdown Avenue,  
Purley, Surrey, CR8

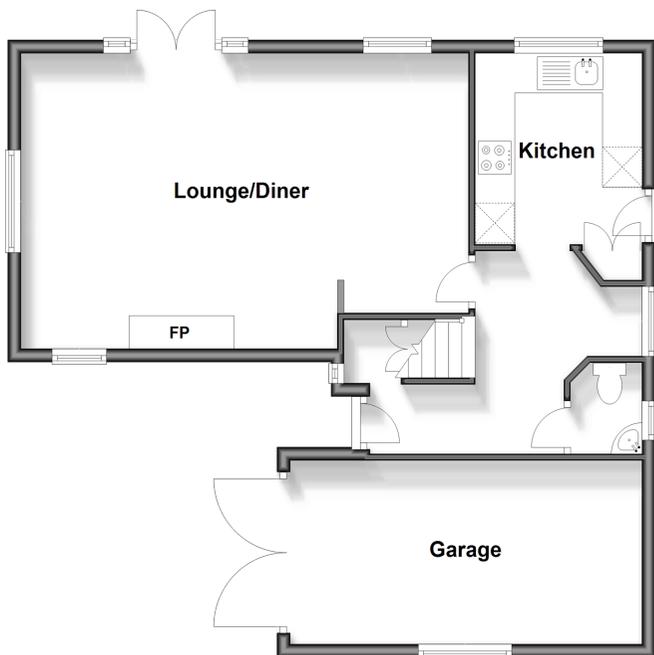
**OVER 60?**

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

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### Split Level Ground Floor

Approx. 64.4 sq. metres (693.6 sq. feet)



### Split Level First Floor

Approx. 54.7 sq. metres (589.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge/Diner: 22'3 x 14'7 (6.79m x 4.45m)

Kitchen: 9'4 x 8'4 (2.85m x 2.54m)

### FIRST FLOOR

Landing

Bedroom 1: 14'6 x 13'7 (4.42m x 4.14m)

Bedroom 2: 9'10 x 8'11 (3.00m x 2.72m)

Bedroom 3: 9'2 x 8'7 (2.80m x 2.62m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Garage

Driveway



## Main features

- Lovely detached period family home with driveway and garage
- Modern fitted kitchen, large living room with feature fireplace & parquet flooring
- Walking distance to Riddlesdown station
- Excellent state and private schools including Riddlesdown Collegiate
- Good size rear garden with patio area, green house & pond

## Nearest Schools

Primary Schools: Harris Primary 0.5 miles, Christ Church CofE Primary (Purley) 0.7 miles, Beaumont Primary 0.9 miles  
Secondary Schools: Riddlesdown Collegiate 0.8 miles, Thomas More Catholic School 1.0 miles, Haling Manor High School 1.3 miles

## Transport Information

Train Stations: Riddlesdown 0.1 miles, Purley 0.5 miles, Kenley 0.6 miles

## Address

Riddlesdown Avenue, Purley, Surrey, CR8

## Directions

For directions to this property please contact us.



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- 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.

EPC RATING	CURRENT:	POTENTIAL:
	<b>E(54)</b>	<b>C(78)</b>
28667583/20240424/MS/MS		