



Offers In
Excess Of
£395,000
Freehold

3x  1x  1x 

Aveling Close, Purley,
Surrey, CR8

cubitt & west
Helping you move forwards



Main features

- Chain free end of terrace home
- In the catchment area for nearby outstanding schools including Beaumont Primary
- Walking distance from Reedham Station and local transport links
- Moments away from local parks
- Potential to put your own stamp on the property with a garage en bloc

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom: 6'1 x 2'7 (1.86m x 0.79m)

Living Room: 20'8 x 14'3 (6.30m x 4.35m)

Kitchen: 9'8 x 7'8 (2.95m x 2.34m)

FIRST FLOOR

Bedroom 1 : 14'0 x 9'9 (4.27m x 2.97m)

Bedroom 2: 13'9 x 7'7 (4.19m x 2.31m)

Bedroom 3 : 10'5 x 6'3 (3.18m x 1.91m)

Bathroom: 14'0 x 9'9 (4.27m x 2.97m)

OUTSIDE

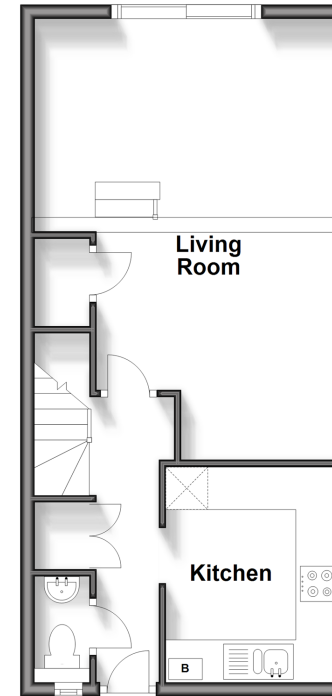
Front Garden

Rear Garden

Garage en-bloc

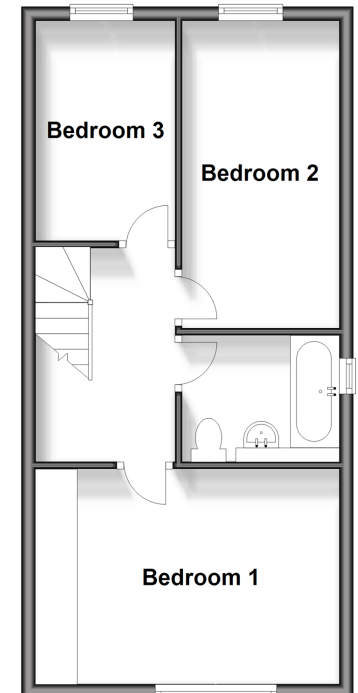
Split Level Ground Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



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

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



21511372/20240827/DI/MW