



Guide Price
£850,000

Freehold

5x  3x  3x 

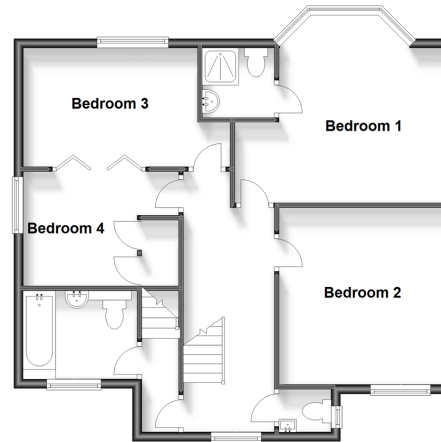
**Mitchley Avenue, Purley,
Surrey, CR8**

cubitt & west
Helping you move forwards

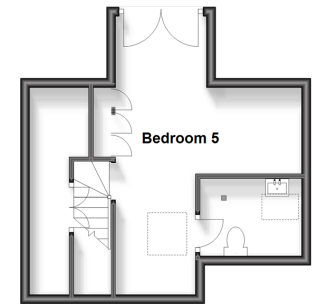
Ground Floor
Approx. 121.3 sq. metres (1306.1 sq. feet)



First Floor
Approx. 69.9 sq. metres (752.6 sq. feet)



Second Floor
Approx. 27.3 sq. metres (293.8 sq. feet)



Accommodation

GROUND FLOOR

- Entrance Hall
- Cloakroom 1
- Lounge/Dining Room: 21'6 x 18'10 (6.56m x 5.74m)
- Kitchen/Breakfast Room: 17'4 x 14'0 (5.29m x 4.27m)
- Sitting Room: 12'5 x 11'9 (3.79m x 3.58m)
- Family Room: 14'9 x 14'9 (4.50m x 4.50m)

FIRST FLOOR

- Landing

- Bedroom 1: 15'4 x 11'2 up to bay (4.68m x 3.41m)
- En-Suite Shower Room
- Bedroom 2: 12'6 x 11'11 (3.81m x 3.63m)
- Family Bathroom
- Bedroom 3: 14'4 x 8'10 (4.37m x 2.69m)
- Bedroom 4: 11'5 x 8'2 (3.48m x 2.49m)
- Cloakroom 2

SECOND FLOOR

- Bedroom 5: 19'6 x 13'5 (5.95m x 4.09m)
- En-Suite Shower Room

OUTSIDE

- Garage
- Off Street Parking
- Front Garden
- Rear Garden



Main features

- Large gated detached family home with garage & off street parking for many cars
- Stunning far reaching views to the rear
- Walking distance to 3 stations, Riddlesdown Common and Riddlesdown Collegiate
- Spacious accommodation set over three floors with 3 bathrooms and 2 cloakrooms
- Chain free & very well presented



Nearest Schools

Primary Schools: Harris Primary 0.3 miles, Beaumont Primary 0.9 miles, Christ Church CofE Primary (Purley) 0.9 miles
Secondary Schools: Riddlesdown Collegiate 0.4 miles, Thomas More Catholic School 1.2 miles, Tudor Lodge School 1.5 miles



Transport Information

Train Stations: Riddlesdown 0.1 miles, Kenley 0.4 miles, Purley 0.7 miles



Address

Mitchley Avenue, Purley, Surrey, CR8



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Purley Branch 020 8660 8882 ■ [cubittandwest.co.uk](https://www.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



21511055/20240205/MS/MS