



**1 Famet Close**  
Purley, CR8 2DX

**Guide Price £525,000**





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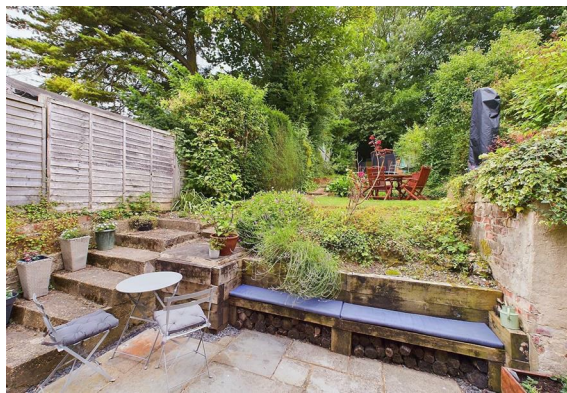
Guide Price £525,000 - £550,000

Welcome to this beautifully presented three-bedroom, semi-detached family home, nestled in a highly sought-after and quiet cul-de-sac. This charming property offers a perfect blend of modern living and traditional comfort, ideal for families.

You'll find this home ideally located near reputable schools and within close proximity to Riddlesdown, Kenley, and Purley mainline stations, offering convenient transport links for commuters. For nature enthusiasts, Riddlesdown Common is just a stone's throw away, providing breath-taking views and scenic nature walks.

Situated on an elevated plot, the home features a welcoming entrance hall, a cosy living room with a wood burner and plantation shutters, and a modern open-plan kitchen/dining room with French doors opening to a tiered rear garden. Upstairs, there are two spacious double bedrooms offering beautiful views, a single bedroom or office, and a contemporary four-piece family bathroom.

This home is ideal for families seeking a blend of comfort, period features, and convenience. With its modern amenities, picturesque surroundings, and excellent location, it truly offers the best of both worlds.







- Entrance Hall  
10'11" x 6'1" (3.35m x 1.86m)
- Living Room  
12'10" x 11'9" (3.93m x 3.59m)
- Kitchen/Dining Room  
12'0" x 18'2" (3.66m x 5.56m)
- Landing  
6'10" x 3'1" (2.09m x 0.96m)
- Bedroom  
13'6" x 11'6" (4.12m x 3.53m)
- Bedroom  
11'5" x 11'11" (3.50m x 3.65m)
- Bedroom  
7'4" x 6'2" (2.26m x 1.88m)
- Bathroom  
8'3" x 6'1" (2.52m x 1.87m)



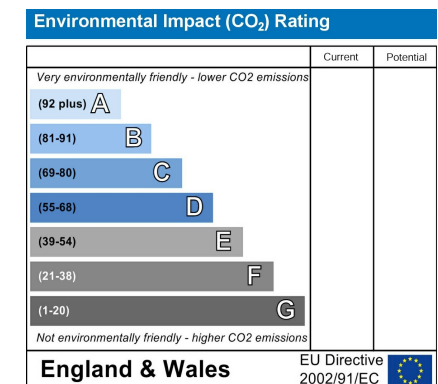
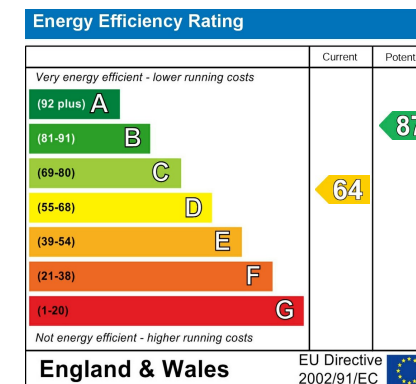
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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