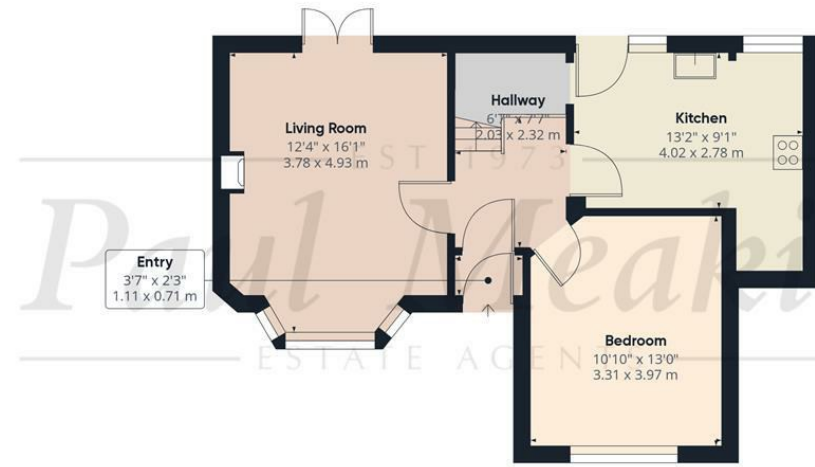




EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

**Offers In Excess Of £665,000** Grasmere Road, Purley CR8 1DU



Ground Floor Building 1



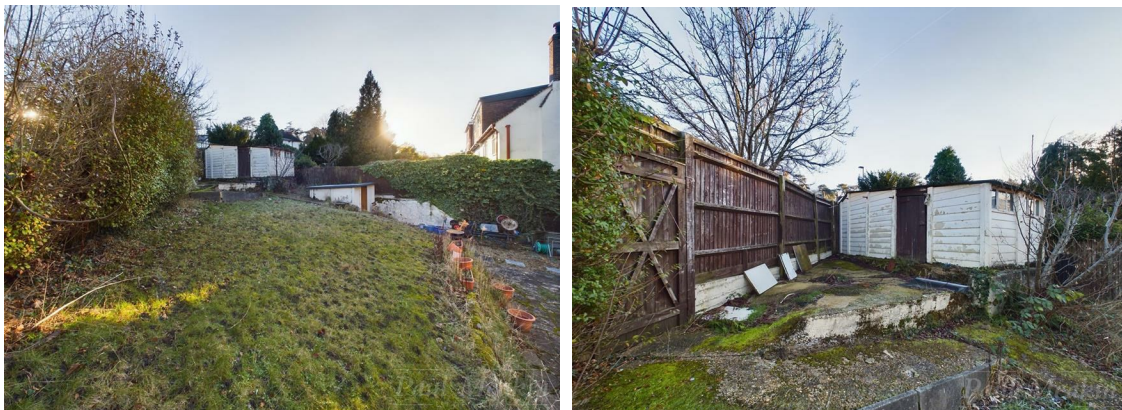
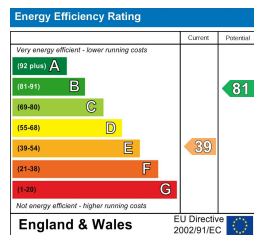
Floor 1 Building 1

Approximate total area<sup>ii</sup>  
 995.81 ft<sup>2</sup>  
 92.51 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



TAX BAND:

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Paul Meakin would like to welcome to the market this four-bedroom detached home in a popular residential road in Purley a short walk from local amenities and Purley and Sanderstead train stations. The property is situated on a generous plot with a detached garage with access from the adjacent road. Offering four bedrooms, a contemporary shower room and separate W/C. Additional accommodation includes a substantial double-aspect living space, another large reception room which is currently being used as a bedroom and plenty of storage cupboards as well as a partially boarded loft. The sizeable rear garden surrounds the property and allows side access to the front. Overall, there is huge potential with this property to extend (subject to planning) and internal viewings are highly recommended to appreciate the size and potential. Council tax band F and EPC - E



Living room  
12'4" x 16'2" (3.78 x 4.93)

Kitchen  
13'2" x 9'1" (4.02 x 2.78)

Bedroom/reception room  
10'10" x 13'0" (3.31 x 3.97)

Bathroom  
5'3" x 9'1" (1.62 x 2.78)

Bedroom  
9'0" x 13'1" (2.75 x 4.01)

Office  
6'4" x 6'6" (1.95 x 2.00)

Bedroom  
10'2" x 6'8" (3.11 x 2.05)

Bedroom  
12'7" x 6'11" (3.85 x 2.13)

