



EST 1973  
**Paul Meakin** £675,000 Buttermere Gardens, Purley, CR8 1EJ  
 ESTATE AGENTS

**Ground Floor**

- Garage: 27'7" x 7'8" (8.43 x 2.35 m)
- Bathroom: 6'8" x 2'11" (2.03 x 0.91 m)
- WC: 5'10" x 3'8" (1.80 x 1.13 m)
- Utility Room: 25'8" x 4'0" (7.84 x 1.24 m)
- Hallway: 10'9" x 3'2" (3.29 x 0.99 m)
- Kitchen: 23'10" x 7'5" (7.27 x 2.27 m)
- Sunroom: 10'11" x 14'7" (3.34 x 4.46 m)
- Living Room: 23'2" x 10'10" (7.07 x 3.30 m)
- Dining Room: 7'2" x 10'0" (2.21 x 3.05 m)

**Floor 1**

- Bathroom: 3'3" x 8'4" (1.02 x 2.55 m)
- Bedroom: 10'4" x 11'10" (3.17 x 3.61 m)
- Landing: 3'3" x 3'0" (1.00 x 0.94 m)
- Hallway: 2'8" x 3'7" (0.84 x 1.10 m)
- Bathroom: 6'0" x 4'11" (1.83 x 1.51 m)
- Bedroom: 10'4" x 6'3" (3.16 x 1.91 m)
- Bedroom: 19'11" x 10'5" (6.07 x 3.18 m)

Approximate total area<sup>(1)</sup>  
 1619.11 ft<sup>2</sup>  
 150.42 m<sup>2</sup>

(1) 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.

GIRAFFE 360

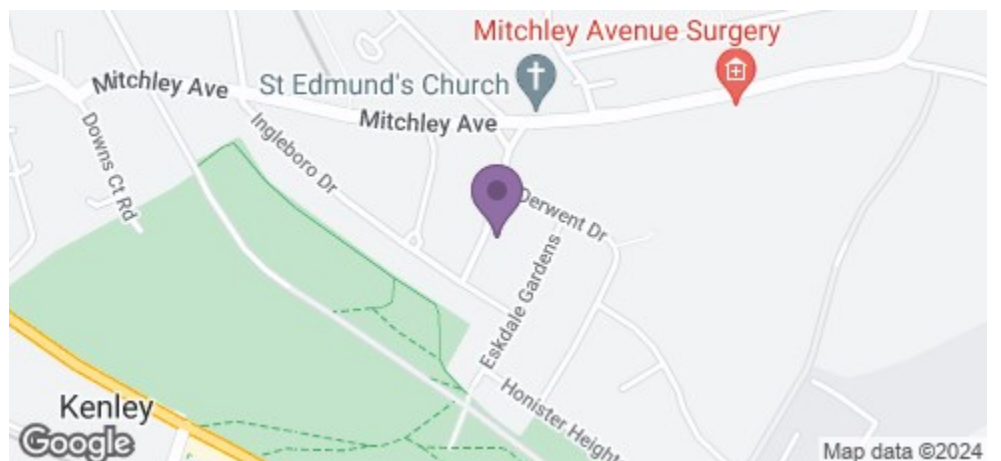
Paul Meakin is delighted to welcome to the market this three-bedroom spacious family home in a sought-after location within the Riddlesdown Collegiate catchment area. Internally, this property benefits from a large through lounge to the dining area as well as a refitted kitchen, utility room, downstairs w/c and shower room. There is also a bright and airy conservatory with double doors opening to the rear landscaped garden with a convenient seating/ barbeque area in this south-easterly facing garden.

Upstairs benefits from three good-sized bedrooms, one being previously extended over the garage with an ensuite. The impressive main bedroom is fitted with wardrobes and a double-aspect window. Upstairs also offers another bedroom that is suitable for a double bed and a family bathroom.

For your parking needs, there is off-street parking for two vehicles and an exceptionally large garage for both extra parking and storage if necessary. This property is within walking distance of Riddlesdown train station with connections to London within half an hour. Another bonus of the locality is the property being easy walking distance to the green spaces of Riddlesdown Common.

Council tax band E | EPC

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>59</b>	
England & Wales	EU Directive 2002/91/EC



TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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



**Living Room**  
 23'2" x 10'9" (7.07 x 3.30)  
**Kitchen**  
 23'10" x 7'5" (7.27 x 2.27)  
**Utility room**  
 25'8" x 4'0" (7.84 x 1.24)  
**Bathroom**  
 6'7" x 2'11" (2.03 x 0.91)  
**Dining room**  
 7'3" x 10'0" (2.21 x 3.05)  
**Sunroom**  
 10'11" x 14'7" (3.34 x 4.46)  
**W/C**  
 5'10" x 3'8" (1.8 x 1.13)  
**Garage**  
 27'7" x 7'8" (8.43 x 2.35)  
**Bathroom**  
 6'0" x 4'11" (1.83 x 1.51)  
**Bedroom**  
 19'10" x 10'5" (6.07 x 3.18)  
**Bedroom**  
 10'4" x 11'10" (3.17 x 3.61)  
**Bathroom**  
 3'4" x 8'4" (1.02 x 2.55)  
**Bedroom**  
 10'4" x 6'3" (3.16 x 1.91)

