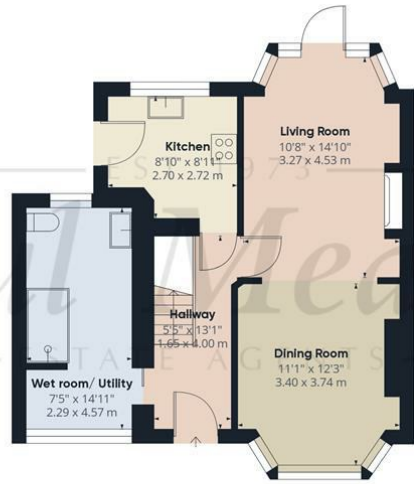
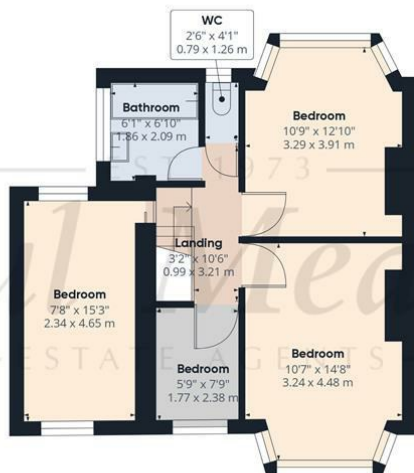




EST 1973
Paul Meakin £625,000 Lower Barn Road, Purley, CR8 1HQ
 ESTATE AGENTS



Ground Floor



Floor 1



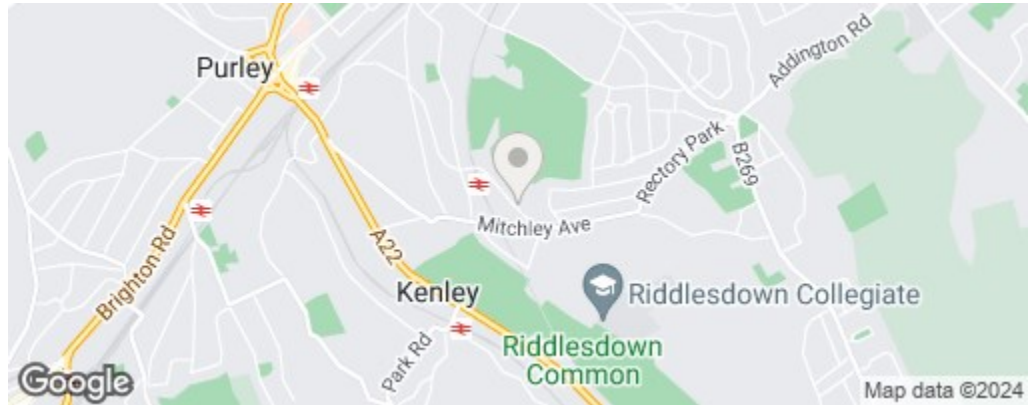
Approximate total area⁽¹⁾
 1072.91 ft²
 99.68 m²

(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.

GIRAFFE360

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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

Paul Meakin welcomes to the market this four bedroom semi-detached property, located close to Riddlesdown Collegiate and walking distance to Riddlesdown station. The property internally comprises of a bright and airy entrance hall, downstairs wetroom with utility and large kitchen with access and views of the garden. The reception rooms include, spacious dining room, living room, with double doors out onto the patio.

Upstairs there are four bedrooms, and a family bathroom. Externally there is a patio area leading from the kitchen, perfect for al fresco dining and entertaining family and friends, the rest of the large landscaped garden is laid mainly to lawn. The front has a large driveway.

Conveniently situated for Riddlesdown station with connections to both Victoria and London Bridge, only one mile to mainline Purley station, Purley town centre and the Riddlesdown common is a short distance away to enjoy open space and long walks.

Your earliest viewing is encouraged to appreciate location, presentation and size.

epc rating - pending
 Croydon Council tax band E

Hallway
5'4" x 13'1" (1.65 x 4.00)

Bathroom
7'6" x 14'11" (2.29 x 4.57)

Kitchen
8'10" x 8'11" (2.7 x 2.72)

Living room
10'8" x 14'10" (3.27 x 4.53)

Dining Room
11'1" x 12'3" (3.40 x 3.74)

Landing
3'2" x 10'6" (0.99 x 3.21)

Bedroom
10'9" x 12'9" (3.29 x 3.91)

Bedroom
10'7" x 14'5" (3.24 x 4.4)

Bedroom
7'8" x 15'3" (2.34 x 4.65)

Bathroom
6'1" x 6'10" (1.86 x 2.09)

W/C
2'7" x 4'1" (0.79 x 1.26)

Bedroom
5'9" x 7'9" (1.77 x 2.38)

