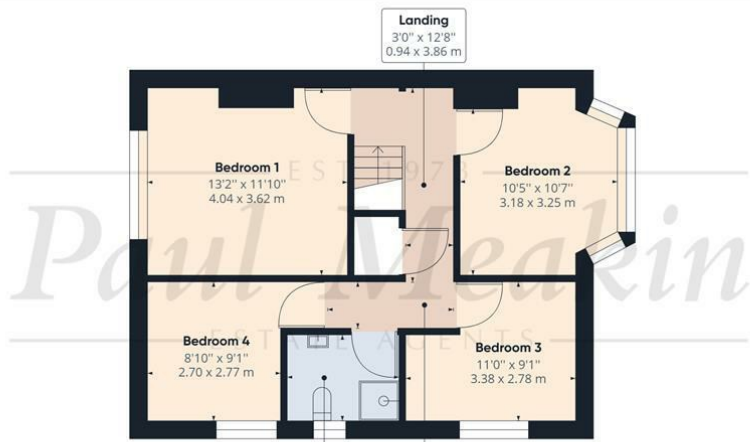




Ground Floor Building 1



Floor 1 Building 1

Landing  
 3'0" x 12'8"  
 0.94 x 3.86 m



Approximate total area<sup>(1)</sup>  
 1241.43 ft<sup>2</sup>  
 115.33 m<sup>2</sup>

(1) Excluding balconies and terrace

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



EST 1973  
**Paul Meakin** £675,000 Eskdale Gardens, Purley, CR8 1ET  
 ESTATE AGENTS

Paul Meakin are delighted to market this extended four bedroom semi detached family home situated in a popular residential road close to Riddlesdown Collegiate, Riddlesdown station and Purley town centre. This family home internally offers versatile accommodation, perfect for a growing family. We are greeted with a large entrance hall, three reception rooms, a refitted extended kitchen breakfast room enjoying the outlook over the secluded landscape garden, there is a downstairs family bathroom plus a shower room to the first floor plus a single garage, off street parking and boasting scope for further extension STPP. Your earliest viewing is advised to appreciate location, presentation and size.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

**ENTRANCE HALL**

6'2" x 8'10" (1.88 x 2.69)

**BATHROOM**

8'2" x 4'10" (2.49 x 1.47)

**BEDROOM**

7'6" x 8'10" (2.29 x 2.69)

**KITCHEN**

14'9" x 8'7" (4.5 x 2.62)

**RECEPTION ROOM**

12'10" x 11'10" (3.91 x 3.61)

**RECEPTION ROOM**

13'3" x 11'10" (4.04 x 3.61)

**LANDING**

3'0" x 12'8" (0.91 x 3.86)

**BEDROOM 1**

13'2" x 11'10" (4.01 x 3.61)

**BEDROOM 2**

10'5" x 10'7" (3.18 x 3.23)

**BEDROOM 3**

11'0" x 9'1" (3.35 x 2.77)

**BEDROOM 4**

8'10" x 9'1" (2.69 x 2.77)

**BATHROOM**

7'2" x 5'7" (2.18 x 1.7)

**GARAGE**

15'11" x 7'11" (4.85 x 2.41)

**OFF STREET PARKING**

**GARDEN**

VENDORS HAVE ADVISED US:

