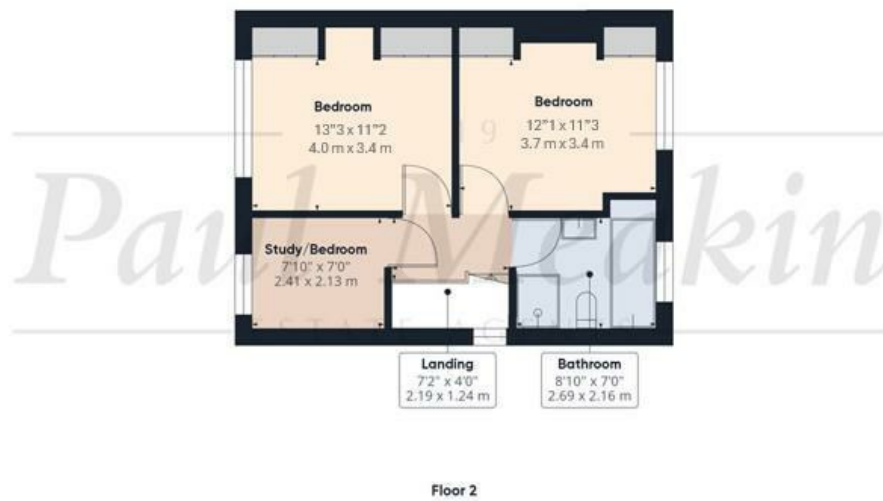


Approximate total area<sup>2</sup>  
 949.81 ft<sup>2</sup>  
 88.24 m<sup>2</sup>  
 Reduced headroom  
 2.58 ft<sup>2</sup>  
 0.24 m<sup>2</sup>



(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



**£550,000** Famet Close, Purley, CR8 2DX



A stunning three bedroom semi detached property situated in a quiet cul-de-sac location on the edge of Riddlesdown Common. The current owner has invested time, care and money in maintaining this property to a high standard. Internally offering bright and spacious open plan living with a stylish finish throughout, refitted kitchen which is the heart of the home and is a great entertaining space for friends and family, useful downstairs cloakroom, refitted three piece family bathroom with separate shower cubicle, private rear garden whilst offering buyers scope to extend STPP. The property also benefits from off street parking via driveway. The property is conveniently located within easy access of Riddlesdown, Purley and Kenley stations, providing connections into Central London, as well as regular bus routes linking the surrounding area. There are a variety of local amenities within easy reach, with the centre of Purley and Sanderstead just a short distance away, offering a wider variety of shops, bars, cafes and restaurants, as well as supermarkets and amenities. The area is also well served by excellent local schools and beautiful open spaces including Riddlesdown Common which can be accessed opposite the property, a few steps away via a small path.



| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 84                       | 62        |

Very energy efficient - lower running costs  
 (92 plus) A  
 (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: D

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

- Stunning three bedroom family home
- Off street parking via driveway
- Open plan stylish living
- Refitted kitchen
- Refitted bathroom
- Downstairs cloakroom
- Secluded garden
- Scope to extend STPP
- Viewng advised to appreciate location and presentation



- Entrance Hall
- Cloakroom
- Open plan living  
24'11 12'1 (7.59m 3.68m)
- Kitchen  
8'9 x 7'6 (2.67m x 2.29m)
- Utility  
2'7 x 4'1 (0.79m x 1.24m)
- Landing
- Bedroom  
12'6 x 9'2 (3.81m x 2.79m)
- Bedroom  
12' x 9'2 (3.66m x 2.79m)
- Bedroom  
7'10 x 7' (2.39m x 2.13m)
- Bathroom  
8'10 x 7' (2.69m x 2.13m)
- Garden

