



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾
 2055.79 ft²
 190.99 m²

Reduced headroom
 14.77 ft²
 1.37 m²

(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.

GIRAFFE960



Ground Floor Building 2

EST 1973
Paul Meakin Price Guide £800,000 Purley Bury Avenue, Purley, CR8 1JD
 ESTATE AGENTS



A 'Chain Free' four bedroom double fronted detached family house boasting just over 1,800 sq ft situated in a popular tree lined residential road close to local amenities and transport links plus a selection of good local schools. This family home welcomes you with a large reception hall, downstairs cloakroom, a refitted modern kitchen with built in appliances, bright and spacious reception rooms, a separate office space / additional bedroom to the ground floor with multi purpose use, plus four bedrooms with en suite to master bedroom, a refitted stylish family bathroom with shower cubicle and further scope to extend STPP to the ground floor and to the loft space. the ground garden has been landscaped and incorporates a double garage with electric doors and the secluded rear garden boasts a large private patio area perfect for entertaining friends and family. This property is a must see, it vacant and ready to move into with motivated sellers to achieve the stamp duty deadline for completion. Tax band G / EPC D. Please note that some rooms in this property have been virtually staged. The furnishings and décor shown are for illustrative and marketing purposes only.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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: G

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

Hallway
7'9" x 15'1" (2.38 x 4.61)

downstairs WC
3'4" x 6'4" (1.04 x 1.95)

Kitchen
24'11" x 10'1" (7.60 x 3.09)

Dining Room
10'6" x 12'9" (3.22 x 3.89)

Living Room
18'10" x 11'11" (5.75 x 3.64)

Office
18'2" x 9'1" (5.55 x 2.77)

Landing
3'2" x 16'1" (0.97 x 4.91)

Bedroom
15'5" x 17'0" (4.70 x 5.19)

Bathroom
5'3" x 5'9" (1.62 x 1.76)

Bedroom
11'10" x 11'11" (3.62 x 3.64)

Bedroom
6'8" x 11'6" (2.05 x 3.52)

Bedroom
10'4" x 10'0" (3.16 x 3.06)

Bathroom
10'6" x 6'2" (3.21 x 1.90)

Double garage
17'3" x 19'8" (5.27 x 6.01)

Rear garden

