

EST 1973  
**Paul Meakin**  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
1111.35 ft<sup>2</sup>  
103.25 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Entrance Hall

Lounge/ Diner  
27'9 x 11'1 (8.46m x 3.38m)

Kitchen  
9'6 x 8'10 (2.90m x 2.69m)

Sunroom  
12'7 x 6'5 (3.84m x 1.96m)

Landing

Bedroom  
14'11 x 10'8 (4.55m x 3.25m)

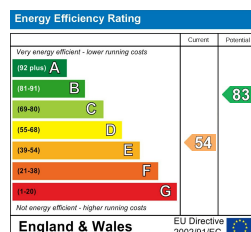
Bedroom  
13' x 10'9 (3.96m x 3.28m)

Bedroom  
8'2 x 5'11 (2.49m x 1.80m)

Bathroom

Garage  
15'10 x 7'8 (4.83m x 2.34m)

Garden



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



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£625,000 Derwent Drive, Purley, CR8 1ER



Paul Meakin are delighted to market this Chain Free three bedroom detached family home. Internally the property offers a bright and spacious through lounge / diner, a fitted kitchen leading to a sun room, fitted family bathroom, double glazing throughout, single garage plus off street parking via driveway. The current owner has landscaped the garden which enjoys far reaching view across Riddlesdown. this property boasts scope to extend STPP.

Good family homes like this one warrant your earliest viewing to appreciate location, scope and size. Derwent Drive is located off Buttermere Gardens and Derwent Drive being within reach of open countryside, Riddlesdown Common, the local parade of shops, bus service, Riddlesdown Station, tennis, golf and cricket clubs, Riddlesdown Collegiate, a choice of infant and junior schools, churches together with the more comprehensive range of amenities in both Sanderstead and Purley. Tax Band E with Croydon Council



- Chain Free
- Three bedroom detached
- Large through lounge
- Fitted kitchen
- Sun room
- Landscaped garden
- View accross Riddlesdown
- Great location for station
- Drive way
- Garage

